

# WEST OF TRAIL IN GRANADA PARK

1726 STAPLETON STREET



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Sarasota West of Trail detached townhome in Granada Park. Located between North Siesta Key and Oyster Bay, this coastal-inspired residence offers the leisure of a maintenance-free lifestyle in a highly-desirable location. Walk/bike to nearby shopping and dining, or just a quick drive Siesta Key Beach or Downtown Sarasota.

The well-designed floorplan has 4 bedrooms, 3 baths and an open living area with great room, dining room and eat-in kitchen. Luxury details include high ceilings, wood floors, solid-wood cabinetry, 5-inch baseboards and deep window sills with bottom trim. The great room features a 2-story ceiling and fireplace. The kitchen has granite countertops, stainless appliances, walk-in pantry, eat-in counter and breakfast nook. The master retreat on the second floor is fabulous with two walk-in closets and ensuite bath with dual vanities, garden tub and walk-in shower. Two additional bedrooms, a bath and a laundry room complete the upstairs. The fourth bedroom with ensuite bath is on the first floor.

Granada Park is an award-winning neighborhood of coastal-craftsman contemporary homes. Living in Granada Park provides the ease of a lock-and-go lifestyle in a gated, established neighborhood with mature landscaping, paver driveways and crosswalks and a large community pool with poolhouse.

This pleasant haven is conveniently located in just .3 mile from Publix, .5 mile to CineBistro and Lucky's, 1.3 mile to Southside Village, 2 miles to Sarasota Memorial Hospital, 2.6 miles to Downtown Sarasota and 5 miles to Siesta Key Beach.

Enjoy the maintenance-free lifestyle in an exclusive West of Trail location.

**Be sure to look at video and photos of this home at:  
[1726Stapleton.com](http://1726Stapleton.com)**

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## LOCATION

- Central West of Trail location in Granada Park:
  - .3 mile to Shops at Siesta Row featuring Publix market
  - .5 mile to Westfield Siesta Key featuring Lucky's Market and CineBistro
  - .9 mile to Southside Elementary
  - 1.3 mile to Morton's Gourmet Market and Southside Village
  - 2 miles to Sarasota Memorial Hospital
  - 2.6 miles to Downtown Sarasota
  - 5 miles to Siesta Key Beach



## GRANADA PARK

- Gated community
- Community pool
- FGBC certified land development
- Maintenance-free community
- Florida-friendly, maintenance-free, community landscaping



## INTERIOR

- 2,696 sq. ft. A/C | 3,438 sq. ft. total
- 4 bedrooms, 3 baths
- Solid-wood cabinetry with dovetail joinery
- Granite and solid-surface countertops
- 5" baseboards
- Deep window sills with bottom trim



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## FRONT PORCH

- Size: 17'6" x 5'8"
- Painted concrete floor
- Painted beadboard ceiling
- Full-glass entry door with side light



## FOYER

- Size: 7'2" x 2'0"
- Wood floor
- Contemporary chandelier



## GREAT ROOM

- Size: 17'2" x 16'10"
- 19'4" ceiling
- Wood floor
- Crown molding
- Gas fireplace with granite surround
- Alcove over fireplace with TV connections



## DINING ROOM

- Size: 12'0" x 11'8" (irregular)
- Wood floor
- Chandelier
- Crown molding



## KITCHEN

- Size: 17'2" x 12'2"
- Wood floor
- Recessed ceiling lights
- Solid-wood cabinets
- Granite countertops

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- GE Profile, stainless steel appliances:
  - Range with glass cooktop and oven
  - Over-range microwave with vent
  - Side-by-side refrigerator/  
freezer with in-door ice/water dispenser
  - Dishwasher
- Stainless steel sink with pull-down faucet and garbage disposal
- Walk-in pantry
- Eat-in counter
- Breakfast nook with contemporary chandelier



## FIRST FLOOR BEDROOM

- Size: 14'4" x 11'8"
- Carpet
- Double entry doors
- Ceiling fan with light



## ENSUITE BATH

- Tile floor
- Solid-wood vanity with solid-surface top
- Bathtub-shower with tile walls
- Exhaust fan
- Doors to bedroom and great room



## STAIRS

- Carpet
- Solid-wood railing
- Gallery at top of stairs overlooking great room



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## MASTER BEDROOM

- Size: 16'3" x 13'6"
- Carpet
- Ceiling fan with light
- 2 walk-in closets



## MASTER BEDROOM FOYER

- Size: 6'10" x 5'10"
- Storage closet



## ENSUITE MASTER BATH

- Size: 14'7" x 9'2"
- Tile floor
- 2 solid-wood vanities with solid-surface tops
- Vanity-to-ceiling mirrors with vanity lights
- Make-up vanity
- Garden bathtub with tile surround
- Walk-in shower with tile floor/walls
- Storage/linen cabinet
- Exhaust fan
- Water closet with separate exhaust fan



## BEDROOM 2

- Size: 14'0" x 11'8"
- Carpet
- Ceiling fan with light
- Standard closet + mini walk-in closet



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## BEDROOM 3

- Size: 12'2" x 10'7" (irregular)
- Carpet
- Ceiling fan with light
- Standard closet



## BATH 2

- Tile floor
- Solid-wood, double vanity with solid-surface top
- Vanity-to-ceiling mirror with vanity lights
- Bathtub/shower with tile walls
- Exhaust fan
- Water closet with separate exhaust fan



## LAUNDRY

- Size: 7'4" x 6'7"
- Tile floor
- Cabinet with countertop



## 2-CAR GARAGE

- Size: 22'8" x 22'5"
- Painted concrete floor
- Garage at side-rear of home
- Brick paver driveway



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