

A Home for Joyful Gatherings

Welcome to a hidden gem on Siesta Key—nestled near the end of a cul-de-sac on an oversized, ultra-private lot with 109 feet of water frontage that offers rare seclusion in one of Florida's most desirable waterfront communities, Siesta Isles. While the home's modest curb appeal keeps it quietly unassuming, what lies beyond the front door is anything but: a light-filled, expansive interior and a resort-style lifestyle designed for both comfort and connection.

This is a home thoughtfully created for joyful gatherings, blending generous spaces, modern finishes, and sweeping water views in a setting that feels peaceful, protected, and uniquely your own. Situated at the 'Big Bend' of Siesta Key's Grand Canal, the home enjoys a stunning vantage point down its widest stretch—a rare, open-water perspective for canal-front living. One side of the view is anchored by county-owned, undeveloped green space, offering a lush natural backdrop and privacy.

Step through the front door into a spacious foyer that leads into the first of the home's two generous living areas. This comfortable front living room features a remote-controlled electric fireplace, a large-screen TV, and ample space for lounging or entertaining. The main floor additionally includes two large bedrooms, one of which has direct access to a fully remodeled bath making it ensuite and potentially serving as the first floor primary. The first-floor bath also is accessible from the hall for family and guests and conveniently opens to the pool. Sliding glass doors from this living room offer a clear view of the lanai, pool, and tranquil waterfront beyond.

Additional features on this level include a walk-in pantry space under the stairs, a well-equipped laundry room with cabinetry, closet, and full-size wash tub, a coat closet, and a dedicated technology closet that houses the Sonos system, smart pool equipment, Arlo security system and more.

Step through a massive handcrafted barn door and the home opens into a show-stopping living and entertaining space—so expansive and light-filled that it consistently draws gasps of surprise from first-time visitors. Guests always pause mid-step, taken aback by the soaring openness, panoramic water views, and the seamless blend of gourmet kitchen, bar area, dining, and multiple seating zones. It's the kind of space that isn't just seen—it's *felt*.

The 'great' room is anchored by a gourmet kitchen with a Sub-Zero fridge, six-burner Thermador range, Bosch dishwasher, and the oversized kitchen island offers seating for nine. The adjoining bar area includes a second Bosch dishwasher, a pass-through to the lanai, and ample cabinetry. This spectacular space also accommodates a dining table that comfortably seats ten and two additional distinct seating areas, one with an entertainment center with large screen 8K TV, surround sound and a remote-controlled electric fireplace. Every inch of this room offers panoramic water views through floor-to-ceiling glass doors. It's a delight to be in the

kitchen preparing a meal and watching those who pass through the 'big 'bend' of Siesta Key's Grand Canal including boats, kayaks, jet skis, paddleboarders, dolphins and manatee!

Upstairs, you'll find a versatile loft space for use as an office, den, fitness or game room), a large guest bedroom (currently outfitted with two queen beds) with plantation shutters, a full bath with two sinks, a linen closet, and a spacious utility closet that accommodates the two-zone HVAC systems and extra storage including shelving. On the opposite side of the loft is the show-stopping primary suite, featuring two walk-in closets, a huge master bathroom, loads of natural light, and French doors leading to a newly remodeled private deck overlooking the water. The bedroom also has its own linen closet.

The outdoor living space is a highlight all its own. The resort-style travertine lanai wraps two sides of the home and features both shaded lounging zones and sunny areas beside the saltwater pool and spa, which includes a sun shelf for in-water relaxation. The space is currently configured to comfortably seat 20 guests with ample room for a full-size dining table, making it ideal for entertaining, relaxing, or simply enjoying the water view. Boaters will appreciate the 10,000 lb. powered boat lift, dual jet ski/kayak lift, and additional space to dock a second vessel for guests. There's a fish-cleaning table, a hose bib, a ladder into the canal, and easy access to Roberts Bay via one fixed bridge with 13–16 ft clearance (tide-dependent). Travel time to open water: approximately 8–10 minutes. There is also a sandy 'beach' area on the property lounging near the water, a great spot for adding a fire pit and tiki bar.

While tucked away on a quiet stretch of the Grand Canal, this home is incredibly convenient—just one mile from the world-famous Siesta Key Beach and four miles from downtown Sarasota. You'll also enjoy easy access to nearby grocery stores, restaurants, and the many amenities of South Sarasota.

From thoughtful upgrades to its unbeatable location, this is more than a home—it's a place for joyful gatherings, designed to welcome and inspire.

Key Highlights

Interior:

- 4,161 square feet / 4 bedrooms / 3 full baths
- Oversized rooms throughout with abundant natural light
- Two bedrooms downstairs, including one that could serve as a first floor primary with ensuite bath
- Spacious open-concept great room: family lounge, dining for 10+, bar with sink, and full kitchen with water views

- First-floor handcrafted barn door for flexible space separation
- Downstairs bath serves as ensuite, pool bath, and guest bath
- Upstairs loft space, large guest bedroom, full guest bath, linen closet, and storage/utility closet
- Expansive primary suite with a huge bathroom, two walk-in closets and access to a private remodeled deck
- For additional storage, there is a walk-in pantry under the stairs and a coat closet on the first floor. Upstairs has two linen closets and a large utility closet with pull-down stairs for attic access.
- Laundry room with cabinets, wash tub, and extra storage closet
- Fresh interior updates with warm, welcoming finishes
- Wood floors throughout all living areas with tiled bathroom floors
- Climate controlled two-car garage with a large storage area

Technology & Infrastructure:

- Four-zone Sonos system (family room, kitchen, lounge, pool)
- Dedicated technology closet for internet, Arlo security, streaming, and Pentair smart pool system (app-controlled)
- Whole-house generator (elevated and replaced post-storm)
- Two new elevated HVAC systems for the main home (two zones) plus a mini-split in the garage
- Elevated mini-split HVAC system in the garage which keeps the garage cool and comfortable.
- Pre-existing cast iron pipes replaced with PVC in 2024.
- Full electrical upgrade (2024) with new panel, copper feeds, and surge protection
- New hurricane-rated garage door (2023)
- Full insulation with rat-resistant blown-in attic coverage
- Appliances (2025): Bosch, Whirlpool, GE, Brisas
- Home theater/surround sound system and 8K TV installed (2021)

Exterior:

- Metal roof installed (2021) and flat roof replacement (2020)
- All non-shuttered windows and doors replaced with hurricane-rated impact glass
- Resort-style lanai: saltwater pool, spa, shaded and sunny zones
- Travertine pavers on lanai recently cleaned and resealed
- Three new outdoor ceiling fans and updated exterior lighting (2024)
- Entire home exterior painted (2021) and power-washed (2025), including all exterior windows
- Professionally landscaped front and back yards with irrigation system and upgraded lighting
- Irrigation system runs from a well so it doesn't impact your water bill.

Waterfront & Boating:

- 109 feet water frontage on the Grand Canal with a dock that spans nearly the entire seawall
- 10,000 lb. electric boat lift
- Dual jet ski/kayak electric lift
- Additional boat docking space with tie-ups for guests
- Fish-cleaning table with hose and ladder into the canal
- Approx. 8–10 minutes to Roberts Bay via one fixed bridge (13–16 ft clearance depending on tide)
- Wide canal bend location with wide views and natural, undeveloped county-owned land across the water provides a serene and private setting.

Location:

- 1 mile to world-famous Siesta Key Beach
- 4 miles to downtown Sarasota with restaurants, arts, and entertainment
- Convenient to grocery stores, dining, and South Sarasota amenities