



DOWNTOWN BAYFRONT
SARASOTA

301 QUAY COMMONS, #1704

Sarasota, FL 34236

Presented by:



Premier
Sotheby's
INTERNATIONAL REALTY

WELCOME TO 301 QUAY COMMONS, #1704!

Thomas Netzel and his sales team along with Premier Sotheby's International Realty would like to thank you for visiting this fine home and hope you've enjoyed your tour of the property.

This catalog was created by my marketing staff so you can appreciate and understand all of the features, amenities and details that this residence offers. If this property is one you'd consider owning, this Exclusive Property Catalog will be an informative resource.

Thomas Netzel and Team is very proud to be associated with the largest privately owned real estate brokerage in the state of Florida and here's 5 things about our team that make us unique.

1. Integrated into the core of our real estate sales team is a full service marketing, film production and digital content media agency.
2. Sotheby's International Realty has offices in over 84 countries around the world, and the advertising and marketing our team creates, is targeted both nationally and internationally to qualified buyers in those countries.
3. In Sarasota and Manatee counties alone, my team maintains a database of over 10,000 real estate agents that we regularly network and correspond with, which leverages our ability to get elevated exposure.
4. Our communication and engagement efforts with our clients, potential buyers and agents is extremely important to us and we feel this makes the process of going to contract and closing on a home as efficient and enjoyable as possible.
5. Honesty, integrity and trust are the hallmarks of how we conduct business and we are available 7 days a week to assist consumers and real estate professionals with their important needs.

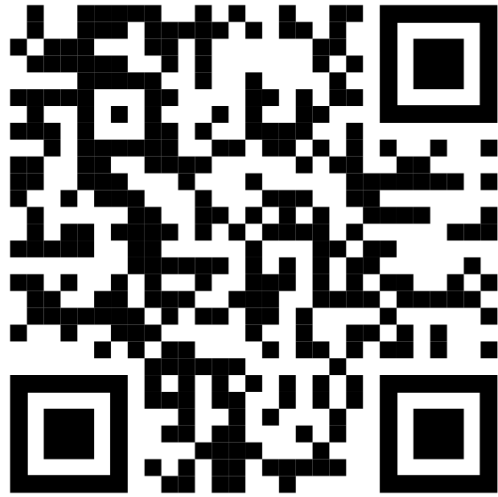


WATCH OUR BRAND FILM



WATCH THE PROPERTY FILM

301 QUAY COMMONS, #1704



PARCEL INFORMATION

DEVELOPMENT	YEAR BUILT	Parcel ID#	GLOBAL POSITION
BAYSO	2023	2009 16 3124	27° 20' 198" N 82° 32' 51" W
TOTAL SQ. FEET	COUNTY	FRONT EXPOSURE	PROPERTY TAXES
1,955	Sarasota	North	\$15,358.67 (2024)
HOA FEES	ELEMENTARY	MIDDLE	HIGH SCHOOL
\$1,613/monthly	Alta Vista Elementary	Booker Middle	Booker High
NO. OF FLOORS	WATER VIEWS	PRIMARY VIEWS	
One level living on 17th floor out of 18.	Bay/Harbor - Partial	Bay views from balcony and city views	

EXTERIOR FEATURES

AREA RESOURCES	Ritz-Carlton, Westin hotel amenities, upscale restaurants, shopping and services, Bay Park, Ocean Prime Restaurant, Van Wezel Performing Arts Hall. Walkability to waterfront lifestyle.
SWIMMING POOL	Resort-styled community pool and spa deck and outdoor kitchen.
AMENITIES	A state-of-the-art fitness center and movement room, a stylish splash lounge with a catering kitchen, a community recreation area with a pool and spa, and a grilling station with picturesque views are just a few highlights. The condominium also features a dog park on the amenity level. The club room with a catering kitchen, conference rooms, and a well-designed lobby with a 24-hour attendant are located on the first level.

PROPERTY DETAILS



AIR COOLED SQ FT

1,689 sq ft



GARAGING

1-deeded parking spaces.
Electric Vehicle Charging Station
Under building parking



LIGHTING CONTROL

Decora style rocker light switches



FIREPLACES

None



MILLWORK & DETAILS

6" baseboards



WINDOWS

Floor to ceiling impact windows
and sliders



LIGHTING

Recessed lighting
Under cabinet lighting
Ceiling fans



WATER

Public



HVAC SYSTEM(S)

Trane located in locked closet
in hallway



DOOR & HARDWARE

Euro style hardware



FLOORING

Porcelain tile



BATHROOMS

Three full



BEDROOM

Two



CEILING DETAILS

10' ceiling heights



HOT WATER

Central water heater system

PROPERTY DETAILS



OVEN

Jenn Air built-in wall unit,
stainless steel oven



REFRIGERATION

Jenn Air French door, stainless
steel refrigerator



DISHWASHER

Jenn Air stainless steel
dishwasher



COOKTOP

Jenn Air, stainless steel range
with hood



WASHER(S)/DRYER(S)

Whirlpool front load



OTHER

Built-in Jenn Air microwave
Grohe fixtures
Utility sink in laundry room
Jenn Air wine cooler



KITCHEN COUNTERTOPS

Quartz.



KITCHEN CABINETS

ItaKraft European style
cabinetry



WINDOW TREATMENTS

Lafayette Allure shades



WALL TREATMENTS

Designer Paint.



TERRACES

33.3" x 7.11" terrace with glass
balcony railings. Overlooks
Sarasota Bay.

INTERIOR SPECIFICATION

FOYER/VESTIBULE	14' x 6'
FLOORING	24" x 48" large format porcelain tile
LIGHTING	Recessed lighting
MILLWORK	6" baseboards

FEATURES OF FOYER/VESTIBULE

- Keyless fob entry front door



INTERIOR SPECIFICATION

LIVING ROOM	23' x 19'
FLOORING	24" x 48" large format porcelain tile
LIGHTING	Chandelier (does not convey)

FEATURES OF LIVING ROOM

- Floor to ceiling sliding glass doors
- Open concept living room that flows into the kitchen
- Motorized Lafayette Allure Shades
- 10' high ceilings



INTERIOR SPECIFICATIONS

ADDITIONAL GREAT ROOM IMAGES



INTERIOR SPECIFICATION

DINING ROOM 10' x 10'

FLOORING 24" x 48" large format porcelain tile

LIGHTING Wired for a chandelier

FEATURES OF DINING ROOM

- Tray ceiling
- 6" baseboard
- Flex space that can be utilized as a home office or den



INTERIOR SPECIFICATIONS

ADDITIONAL DINING ROOM IMAGES



INTERIOR SPECIFICATION

KITCHEN

17' x 13'

FLOORING

24" x 48" large format porcelain tile

LIGHTING

Recessed and under cabinet lighting

FEATURES OF KITCHEN

- Island seats four bar stools
- Hans Grohe brushed nickel hardware
- Quartz countertops
- American standard stainless steel sink
- European Italkraft cabinetry with soft close and space saver drawers
- Gourmet kitchen with premium Jenn Air stainless steel appliances
- 42" upper cabinets
- Lazy susan spice drawer
- Jenn Air wine cooler



THE INFORMATION CONTAINED ON THIS PAGE IS THOUGHT TO BE ACCURATE BUT IS NOT GUARANTEED. DIMENSIONS ARE ROUNDED TO THE LARGER WHOLE FOOT.

INTERIOR SPECIFICATIONS

ADDITIONAL KITCHEN IMAGES



INTERIOR SPECIFICATION

PRIMARY BEDROOM 15' x 13'

FLOORING 24" x 48" large format porcelain tile

LIGHTING Decorative ceiling fan

FEATURES OF THE PRIMARY BEDROOM I

- Motorized Lafayette Allure Shades
- Water views of the bay
- 10 feet high ceilings
- Ensuite bathroom
- Sliding track door between bedroom and bathroom
- Floor to ceiling glass



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BEDROOM IMAGES



INTERIOR SPECIFICATION

PRIMARY BATHROOM	15' x 13'
FLOORING	24" x 48" large format porcelain tile
LIGHTING	Recessed lighting

FEATURES OF THE PRIMARY BATHROOM

- Large walk-in closet
- Ensuite bathroom
- Sliding privacy door
- Over-sized glassed walk-in shower
- Grohe chrome faucets and shower head
- Dual undermount vanity sinks



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BATHROOM IMAGES



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INTERIOR SPECIFICATION

GUEST BEDROOM

12' x 11'

FLOORING

24" x 48" large format porcelain tile

LIGHTING

Decorative ceiling fan with light

FEATURES OF GUEST BEDROOM

- Floor to ceiling sliding glass doors with Motorized Lafayette Allure Shades
- Reach-in closet



INTERIOR SPECIFICATIONS

ADDITIONAL GUEST BEDROOM IMAGES



INTERIOR SPECIFICATION

GUEST BATHROOM I 10' x 7'

FLOORING 24" x 48" large format porcelain tile

LIGHTING Recessed lighting

FEATURES OF GUEST BATHROOM

- DXV American Standard undermount sink
- Grohe chrome shower head
- Oversized vanity mirror
- Walk-in shower



INTERIOR SPECIFICATIONS

ADDITIONAL GUEST BATHROOM IMAGES



INTERIOR SPECIFICATION

GUEST BATHROOM 2 10' x 5'

FLOORING 24" x 48" large format porcelain tile

LIGHTING Recessed lighting

FEATURES OF GUEST BATHROOM 2

- Located near front entry
- Walk-in shower
- Grohe chrome shower head
- Quartz top vanity



INTERIOR SPECIFICATION

LAUNDRY

10' x 7'

FLOORING

24" x 48" large format porcelain tile

LIGHTING

Recessed lighting

FEATURES OF LAUNDRY

- Utility sink
- Cabinetry for storage
- Whirlpool front load washer and dryer
- Chrome laundry rack
- Quartz countertop with chrome faucet



EXTERIOR SPECIFICATION

TERRACE 33.3' x 7.11'

FLOORING Tile

FEATURES OF TERRACE

- Entrance from Great Room or Guest Bedroom
- Floor to ceiling sliding glass doors
- Expansive terrace with glass balcony railing
- Expansive views of Sarasota Bay



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EXTERIOR SPECIFICATIONS

ADDITIONAL TERRACE IMAGES



EXTERIOR SPECIFICATIONS

BUILDING IMAGES



BUILDING AMENITIES



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SARASOTA LIFESTYLE



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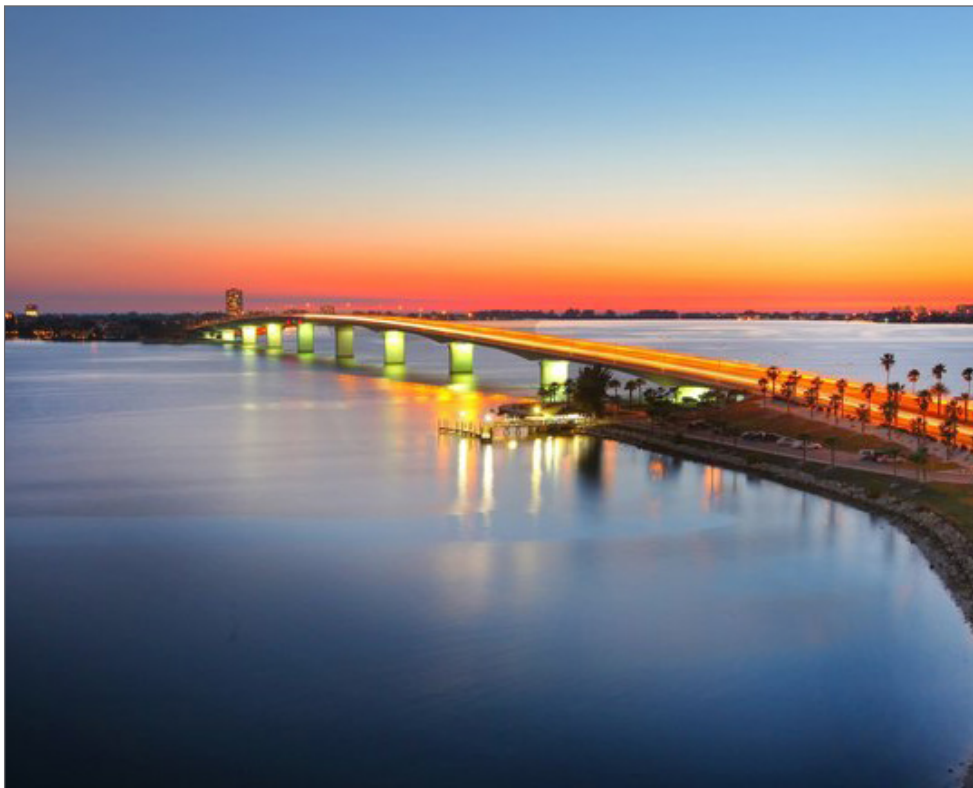
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For More Information about this Unique Property,
Please Contact:



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