

EXCLUSIVE PROPERTY CATALOG



225 LITTLE POND LANE
Sarasota, FL 34242

Presented by:



Premier

Sotheby's
INTERNATIONAL REALTY

WELCOME TO 225 LITTLE POND LANE!

Christian Zaloum 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.

The Netzel 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. We're the only one who has integrated into the core of our real estate sales team a full service marketing, film production, and digital content advertising agency.
2. We're the only one who create advertising and marketing targeted to both national and international qualified buyers in the 83 countries that Sotheby's International Realty has offices in.
3. We're the only one who maintains a database of over 10,000 local real estate agents that we regularly network and correspond with, which leverages our ability in getting property sold here in Sarasota and Manatee Counties.
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



PARCEL INFORMATION

DEVELOPMENT	YEAR BUILT	PARCEL ID#	TAX ID
Siesta Key Cocoanut Bayou	1987 Total remodel 2025	0078 06 0028	0078 06 0028
TOTAL SQ. FEET	COUNTY	FRONT EXPOSURE	PROPERTY TAXES
7,001	Sarasota	West	\$26,682.61 (2025)
HOA FEES	ELEMENTARY	MIDDLE	HIGH SCHOOL
\$1,500/Annual	Phillippi Shores	Brookside Middle	Sarasota High
NO. OF FLOORS	FRONTAGE	WATER VIEWS	PRIMARY VIEWS
Three	Private Lane With Only Four Homes	Bay, Bayou	Bay, pool

EXTERIOR FEATURES

AREA RESOURCES	Southside Village, Morton's Gourmet Market, Siesta Key Village
SWIMMING POOL	Resort-style private pool - installed in 2024 with new enclosed raised pool equipment
LANDSCAPING	\$350,000 invested in landscaping in 2025. Private yard and reimaged salt water-resistant landscaping.
AMENITIES	Private pool surrounded by lush vegetation. Private beach access across the street with tiki hut.

PROPERTY DETAILS



AIR COOLED SQ FT

3,867 sq ft



GARAGING

2-car garage.



LIGHTING CONTROL

Whole home Smart lighting system



LIGHTING

Dual mode night light
Recessed LED trims throughout



WATER

Public Water



HVAC SYSTEM(S)

3-zone, 3 unit HVACs
One purchased in 2022



DOOR & HARDWARE

Solid wood doors all replaced 2023



FLOORING

French oak grained commercial
grade LVP with custom treads for
staircase which also has wall-step
lighting



BATHROOMS

Four full bathrooms
One half



BEDROOM

Five bedrooms

PROPERTY DETAILS

OVEN/RANGE

36" Thermador Stainless Steel induction range with downdraft

REFRIGERATION

48" GE built-in Monogram Stainless Steel

DISHWASHER

Fisher and Paykel dual drawer Stainless Steel dishwasher and Thermador stainless Steel dishwasher

PANTRY STORAGE

Pantry closet with shelves 6' x 9' with 10' ceilings

WASHER(S)/DRYER(S)

GE frontloading washer and dryer Laundry room cabinetry, plumbing and lighting 2025

OTHER

Full bar with lift-up cabinetry and built-in icemaker in 2024

KITCHEN COUNTERTOPS

Quartz countertops installed in 2024

KITCHEN CABINETS

Easy-lift and quiet-close installed in 2024

WINDOW TREATMENTS

All bedrooms with have window treatments
Primary bedroom has motorized blinds

WALL TREATMENTS

Designer paint

FRONT ENTRY

Located on first floor with stairs to main level on second floor
Pre-wired with sub-panel for chair lift access

INTERIOR SPECIFICATION

FOYER AND FRONT ENTRANCE 11' x 11' - Foyer

FLOORING French oak grained commercial grade LVP

LIGHTING Dual mode recessed LED lighting

FEATURES OF FOYER

- Double door impact entry doors installed in 2024



INTERIOR SPECIFICATIONS

ADDITIONAL FOYER AND FRONT ENTRANCE IMAGES



INTERIOR SPECIFICATION

DINING ROOM 26' x 13'

FLOORING French oak grained commercial grade LVP

LIGHTING Decorative chandelier

FEATURES OF DINING ROOM

- Sliding glass doors open to pool and backyard
- Lots of natural light



INTERIOR SPECIFICATIONS

ADDITIONAL DINING ROOM IMAGES



INTERIOR SPECIFICATION

LIVING ROOM 21' x 14'

FLOORING French oak grained commercial grade LVP

LIGHTING Recessed Lighting
 Contemporary ceiling fan

FEATURES OF LIVING ROOM

- Incredible water views
- Sliders to outdoor deck
- Sleek motorized hidden tv cabinet



INTERIOR SPECIFICATIONS

ADDITIONAL LIVING ROOM IMAGES



INTERIOR SPECIFICATION

KITCHEN 18' x 16'

FLOORING French oak grained commercial grade LVP

LIGHTING Contemporary ceiling fan
Decorative pendant lighting
Dual mode LED recessed trim lighting

FEATURES OF KITCHEN

- 2 sinks with 1 horsepower garbage disposal 2024
- 2 dishwasher 1 full size and 1 with 2 dish drawers 2024
- Appliance garage 2024
- 48" built in. ALL APPLIANCES ARE THERMADOR 2024
- Speed oven, Wall oven 2024
- 36" induction range with downdraft 2024
- Island has range/ seating for 4-5 counter stools 2024
- Specialized drawer inserts by rev-a-shelf 2024
- Quartz countertops with stacked mosaic from counter to ceiling 2024
- 2 in cabinet 2 bin trash 2024
- Brizio faucets and accessories 2024
- Work station sinks, both 33" wide



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INTERIOR SPECIFICATIONS

ADDITIONAL KITCHEN IMAGES



INTERIOR SPECIFICATIONS

ADDITIONAL KITCHEN IMAGES



INTERIOR SPECIFICATION

BAR

FLOORING French oak grained commercial grade LVP

LIGHTING Recessed lighting
Decorative pendant lighting

FEATURES OF BAR

- Lift up cabinetry with glass fronts with floating shelves 2024
- Marble mosaic from counter to ceiling 2024
- 1 cabinet with 1 bin trash 2024
- Brizio faucets and accessories 2024
- Work station sinks 2024
- Island with seating for 4-5 2024
- Quartz countertops 2024
- 1 horsepower garbage disposal



INTERIOR SPECIFICATION

PRIMARY BEDROOM II 13' x 11' Main floor

FLOORING French oak grained commercial grade LVP

FEATURES OF THE PRIMARY BEDROOM

- En suite bedroom with hallway
- Designer appointed
- Large closet



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BEDROOM IMAGES



INTERIOR SPECIFICATION

PRIMARY BATHROOM II

FLOORING Porcelain Tile

LIGHTING Recessed lighting

FEATURES OF THE PRIMARY BATHROOM

- Converted secondary master to en suite and wheelchair
- Accessible bathroom/new plumbing and electrical.
- Entrance to 3', roll in shower 2023
- Toto toilet with washlet 2023
- Brizio fixtures 2023
- 4 piece fixtures 2023
- Custom Vanity with makeup counter 2023
- Glass-enclosed walk-in showers



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BATHROOM IMAGES



INTERIOR SPECIFICATION

PRIMARY BEDROOM I 16' x 14' third floor

FLOORING French oak grained commercial grade LVP

FEATURES OF PRIMARY BEDROOM I

- En suite
- Glass sliders to private deck overlooking water and pool area
- Two walk-in closets
- Motorized blinds



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INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BEDROOM IMAGES



INTERIOR SPECIFICATION

PRIMARY BATHROOM I

FLOORING Porcelain Tile

LIGHTING Dual mode recessed lighting and vanity lighting

FEATURES OF THE PRIMARY BATHROOM

- Reconfigured entire bathroom 2025
- Wet room with freestanding tub 2025
- 2 shower valves with 2 independent showers heads 2025
- New cabinetry 2025
- Wall mounted toto toilet with washlet 2025
- Quartz countertops 2025
- Rewired and replumbed 2025
- 5 piece bathroom



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BATHROOM IMAGES



INTERIOR SPECIFICATION

GUEST BEDROOM 2 12' x 11'

FLOORING French oak grained commercial grade LVP

FEATURES OF GUEST BEDROOM II

- Walk-in closet
- Roll-up shades
- Contemporary fan



INTERIOR SPECIFICATION

GUEST BATHROOM I

FLOORING Porcelain Tile

LIGHTING Recessed lighting
Vanity lights

FEATURES OF GUEST BATHROOM

- Tub/shower combo 2023
- Custom cabinets 2023
- Brizio fixtures 2023
- Toto toilet with washlet 2023
- Lighted mirror 2023



INTERIOR SPECIFICATION

GUEST BEDROOM 3 13' x 11'

FLOORING French oak grained commercial grade LVP

FEATURES OF GUEST BEDROOM 3

- Currently used as office
- Contemporary ceiling fan
- Built-in closet



INTERIOR SPECIFICATION

GUEST BEDROOM 4 14' x 12'

FLOORING Porcelain tile

FEATURES OF GUEST BEDROOM 4

- Contemporary ceiling fan
- Built-in closet
- Roll-down shades



INTERIOR SPECIFICATION

LAUNDRY

10' x 6'

FLOORING

French oak grained commercial
grade LVP

FEATURES OF LAUNDRY

- Utility sink
- Full size washer and dryer
- Built-in shelves
- new cabinets
- Replumbed for sink
- Rewired can lights
- Added sub panel and AV access panel



EXTERIOR SPECIFICATION

POOL, DECK AND EXTERIOR

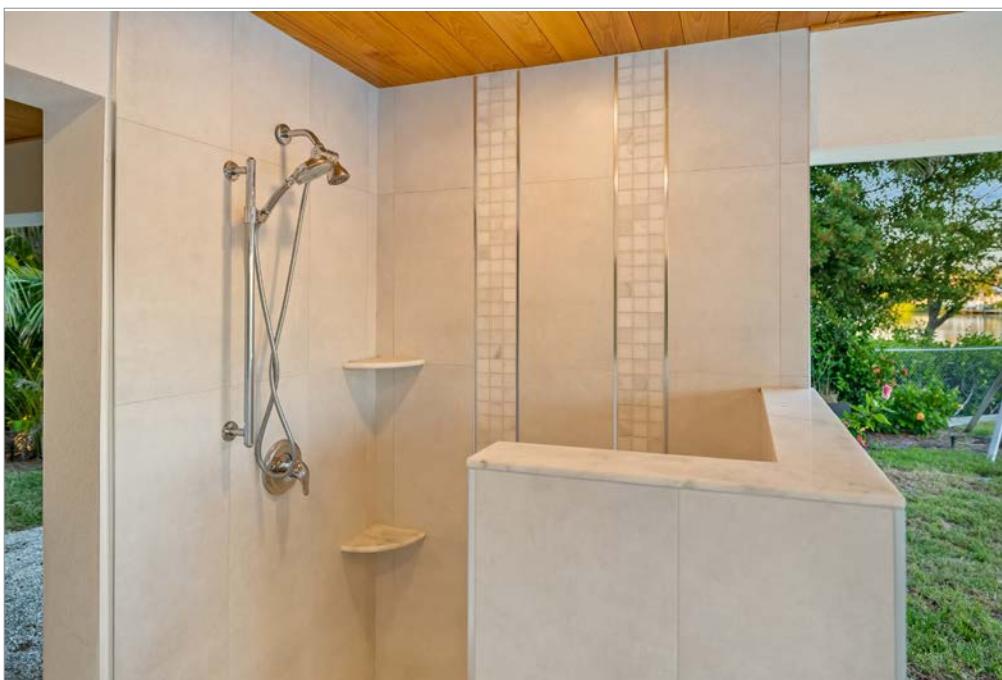
- New stucco on entree ground floor and rear deck on main 2024
- New hardy board and wrapped column in hardy board 2024
- New impact rated windows/door/skylight/garage doors 2024
- Added pass through vents 2024
- Soffits, gutters 2024
- New pool and equipment (lifted off grade) and white marble
- Decking with covered Lanai 2024
- 1 new a/c 2022
- 2 staircase with heat gain prevention trek and new handrail and cable rails 2024
- Added pass through vents 2024
- Rear deck added 14 x 24, finished with wood look tile.
- Existing rear deck 7 x 13 2024
- The front deck is 8 x 13, finished with wood look tile 2024
- Tongue and Grove Cypress ceiling to all covered areas 2024
- Upgraded electric from 200 amp to 300amp 2024
- Pre-wired for portable spa 2024
- New roof and skylight 2024
- LUMAVIEW. security cameras with 6 views 2024
- Ring cameras at 2 locations 2023/2024
- Outdoor shower added 2024
- New 300 foot well
- New 10-zone irrigation system



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EXTERIOR SPECIFICATIONS

ADDITIONAL OUTDOOR POOL AND DECK



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EXTERIOR SPECIFICATION

BOAT DOCKS:

- New sea wall 2022/2023 by Dock and Davit
- New dock and added 20,000 and 12,000 lb lifts 2022/2023
- Cool-On-Your-Feet decking
- New lighting on deck



FIRST FLOOR



FIRST FLOOR



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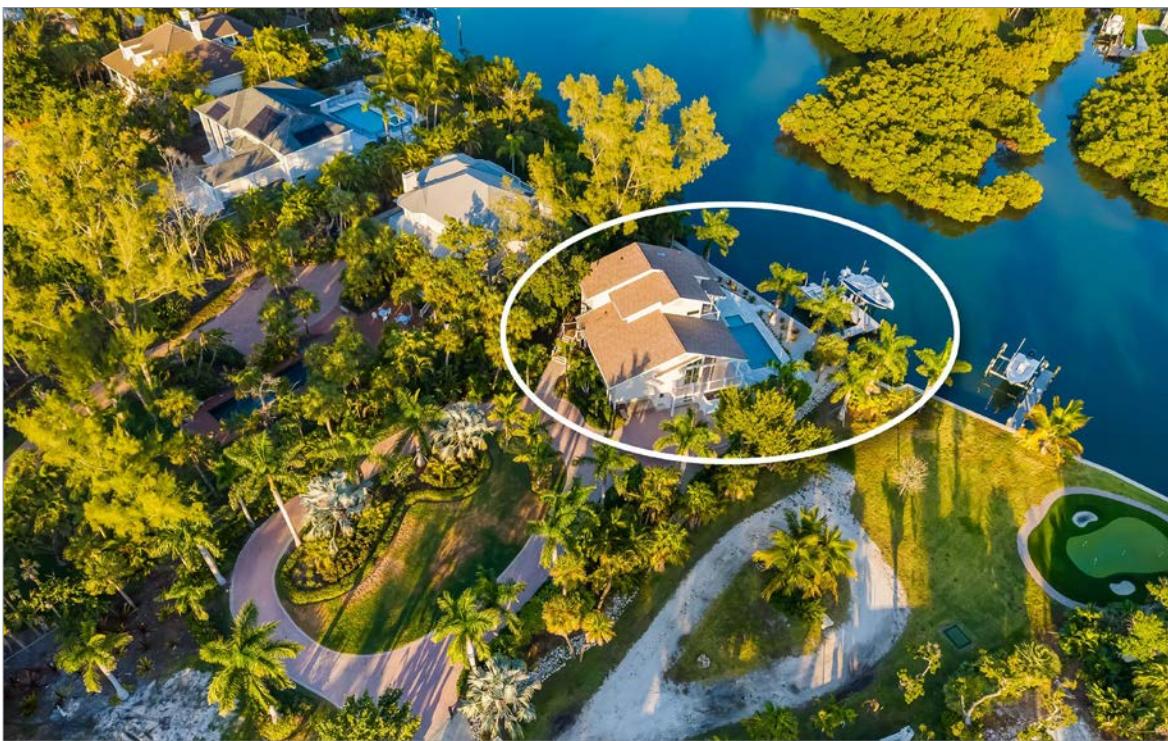
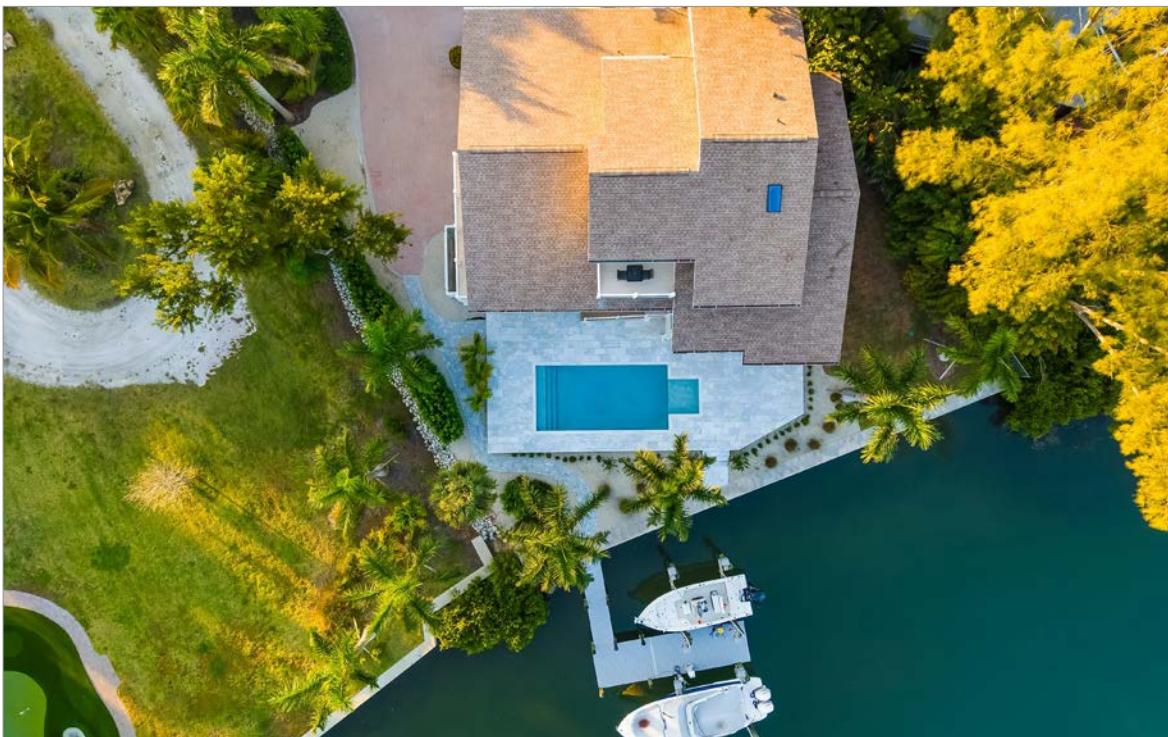
EXTERIOR SPECIFICATION

GARAGE



EXTERIOR SPECIFICATION

AERIALS



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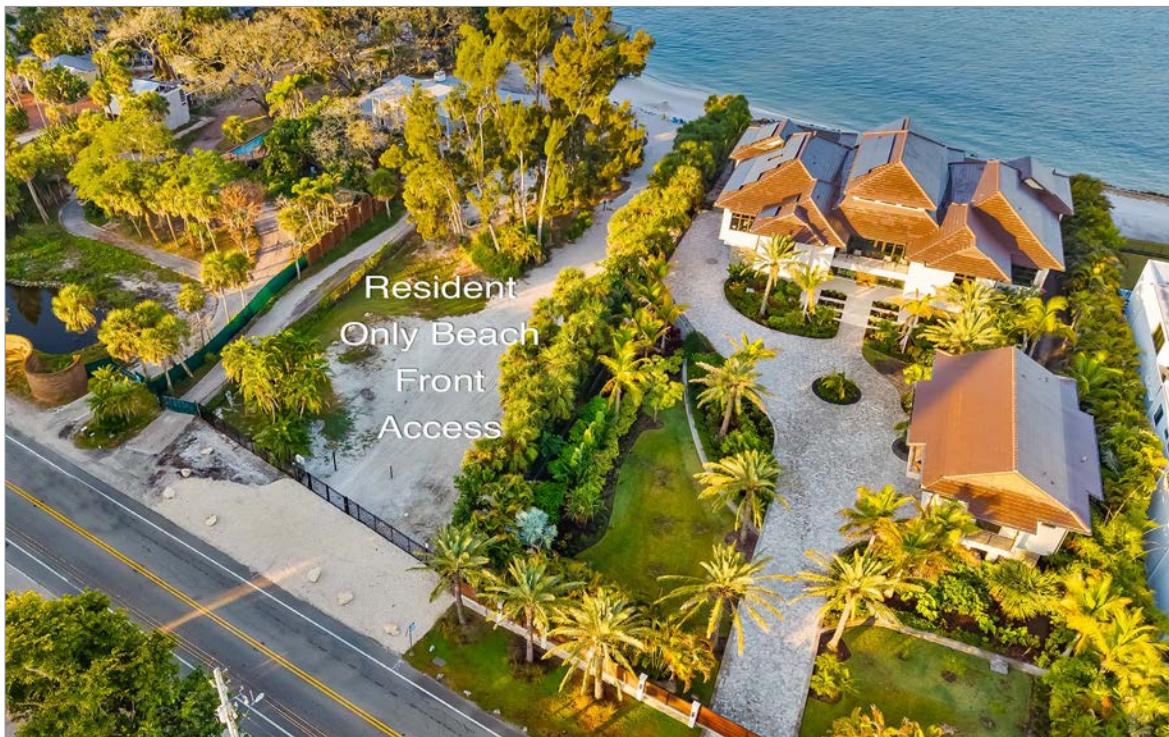
AERIALS



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EXTERIOR SPECIFICATION

PRIVATE BEACH



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EXTERIOR SPECIFICATION

LANDSCAPING



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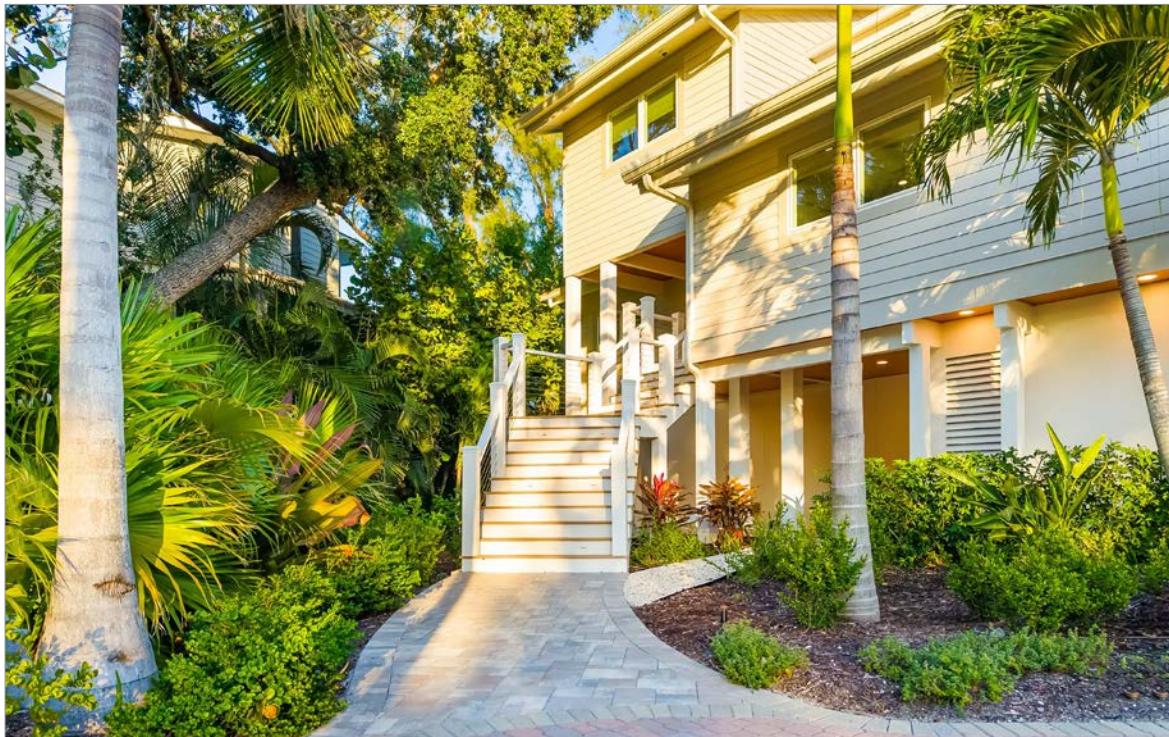
EXTERIOR SHOTS



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EXTERIOR SPECIFICATION

EXTERIOR SHOTS



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EXTERIOR SPECIFICATION

EXTERIOR SHOTS



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SIESTA KEY



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SIESTA KEY



FEATURES

LOCATION	IMPROVEMENT	YEAR COMPLETED
Exterior		
	new stucco on entrie ground floor and rear deck on main	2024
	New hardy board and wrapped column in hardy board	2024
	New impact rated windows/door/skylight/garage doors	2024
	Added pass through vents	2024
	soffits	2024
	new gutters	2024
	New pool and equipment (lifted off grade) and white marble decking with covered Lanai	2024
	1 new a/c	2022
	2 staircase with heat gain prevention trek	2024
	New handrail and cable rails	2024
	New sea wall	2022/2023
	new Dock and added 20,000 and 10,000 lb lifts	2022/2023
	Added pass through vents	2024
	Rear deck added 14 x 24, finished with wood look tile. existing rear deck 7 x 13	2024
	The front deck is 8 x 13, finished with wood look tile	2024
	Tongue and Grove Cypress ceiling to all covered areas	2024
	Upgraded electric from 200 amp to 300amp	2024
	Pre-wired for portable spa	2024
	New roof and skylight	2024
	LUMAVIEW. security cameras with 6 views	2024
	Ring cameras at 2 locations	2023/2024
	Outdoor shower added	2024
Landscaping	Total 300,000.00 landscaping	2022
	Formed swail	2023
	new well pump (for landscape irrigation)	11/2025

FEATURES

	Repainted entire main floor	2023/2024
	New ADT honeywell controllers (total of 3)	2024
	All new interior doors	2023
	Added LVP throughout main floor with custom treads for staircase with wall step lights	2023/2024
	Sanded all handrails and restained	2024
	AV: wifi throughout by intergrity	2023/2024
	Second Primary bathroom/bedroom	
	Converted secondary master to en suite and wheelchair accessible bathroom/new plumbing and electrical. widen entrance to 3', roll in shower	2023
	Toto toilet with washlet	2023
	Brizio fixtures	2023
	4 piece fixtures	2023
	Custom Vanity with makeup counter	2023
	3rd Bedroom	
	can be used as office or bedroom	2023
	Rewired for cans lights and ceiling fan	2023
	4th Bedroom	
	created en suite bedroom	2023
	Re wired for cans and ceiling fans	2023
	2nd Bathroom	
	Tub/shower combo	2023
	Custom cabinets	2023
	brizio fixtures	2023
	toto toilet with washlet	2023
	Lighted mirror	2023

FEATURES

	Relocated entire kitchen	
	2 sinks with 1 horsepower garbage disposal	2024
	2 dishwasher 1 full size and 1 with 2 dish drawers	2024
	appliance garage	2024
	48" built in. ALL APPLIANCES ARE THERMADOR	2024
	Speed oven	2024
	wall oven	2024
	36" induction range with downdraft	2024
	Island has range/ seating for 4-5 counter stools	2024
	specialized drawer inserts by rev-a-shelf	2024
	Quartz countertops with stacked mosaic from counter to ceiling	2024
	2 in cabinet 2 bin trash	2024
	Brizio faucets and accessories	2024
	work station sinks, both 33" wide	2024
	Created bar	
	Lift up cabientry with glass fronts with floating shelves	2024
	Marble mosaic from counter to ceiling	2024
	1 cabinet with 1 bin trash	2024
	Brizio faucets and accessories	2024
	work station sinks	2024
	Island with seating for 4-5	2024
	Quartz countertops	2024
	1 horsepower garbage disposal	2024
	Created large walk in Pantry with 10' ceilings 6 x 9'	2023
	Remodeled laundry room	2025
	new cabinets	
	replumbed for sink	
	Rewired can lights	
	Added sub panel and AV access panel	
	Elevator: pneumatic, 1 capacity person age unknown but we think it was added 5-6 years ago	existing

FEATURES

UPPER LEVEL		
	All new interior doors	
	Painted entire 3rd floor	
	New LVP entire area	
	PRIMARY BEDROOM	
	rewired fans	2024
	added and rewired cans	2024
	PRIMARY BATHROOM	
	reconfigured entire bathroom	2025
	wet room with freestanding tub	2025
	2 shower valves with 2 independant showers heads	2025
	New cabinetry	2025
	wall mounted toto toilet with washlet	2025
	Quartz counterops	2025
	Rewired and replumbed	2025
	5 piece bathroom	
	5th guest bedroom	
	updated cans and ceiling fan	2024
	4th bathroom	
	new vanity	2025
	new toto toilet	2024

FLOOR PLANS - 1st floor



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FLOOR PLANS - 2nd floor



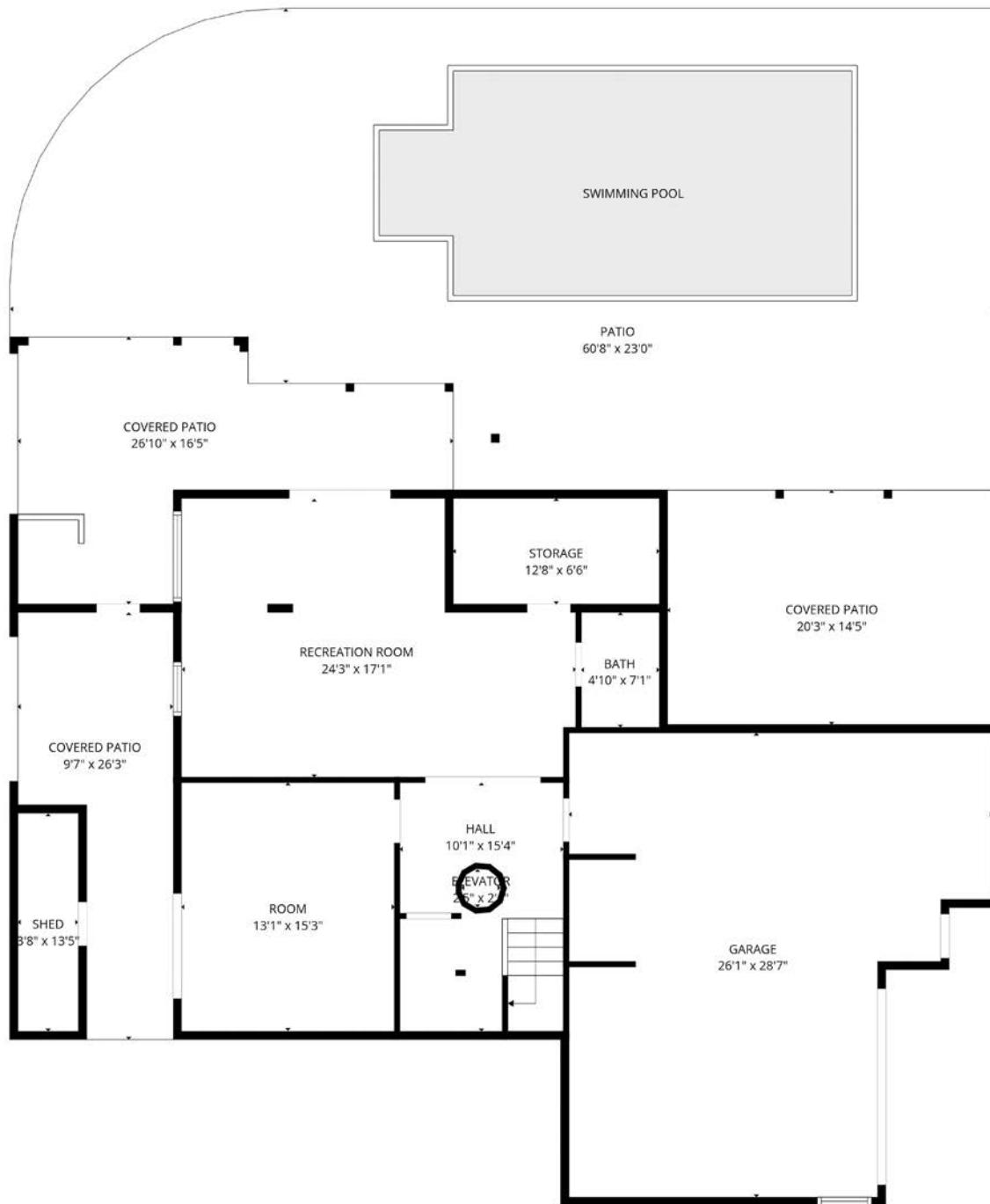
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FLOOR PLANS - 3rd floor



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FLOOR PLANS - 1st floor



TOTAL: 3867 sq. ft

1st floor: 767 sq. ft, 2nd floor: 2220 sq. ft, 3rd floor: 880 sq. ft

EXCLUDED AREAS: GARAGE: 628 sq. ft, COVERED PATIO: 1225 sq. ft, PATIO: 1148 sq. ft,

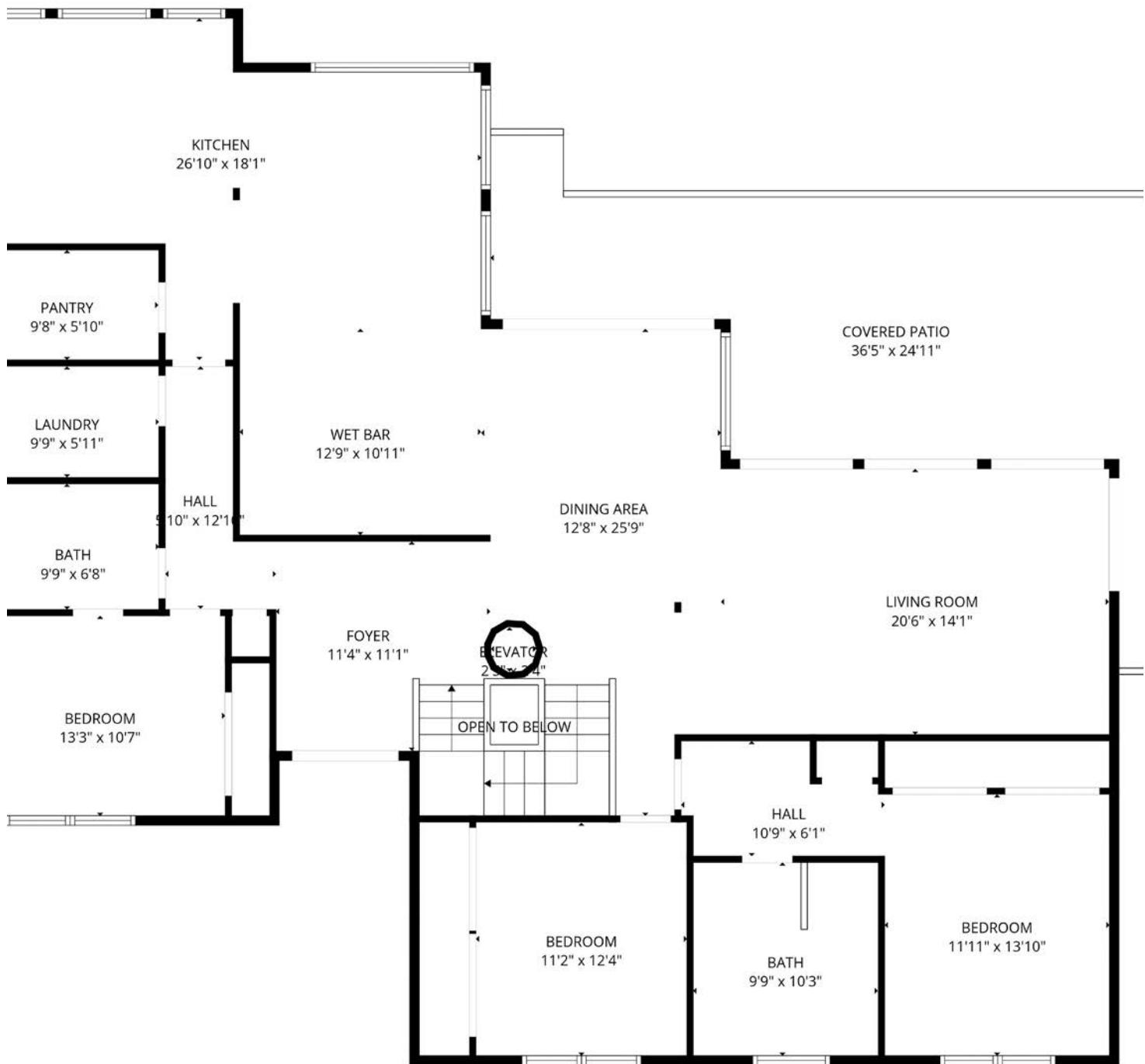
SHED: 50 sq. ft, STORAGE: 83 sq. ft, ELEVATOR: 17 sq. ft,

OPEN TO BELOW: 68 sq. ft, WALLS: 326 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLANS - 2nd floor



TOTAL: 3867 sq. ft

1st floor: 767 sq. ft, 2nd floor: 2220 sq. ft, 3rd floor: 880 sq. ft

EXCLUDED AREAS: GARAGE: 628 sq. ft, COVERED PATIO: 1225 sq. ft, PATIO: 1148 sq. ft,

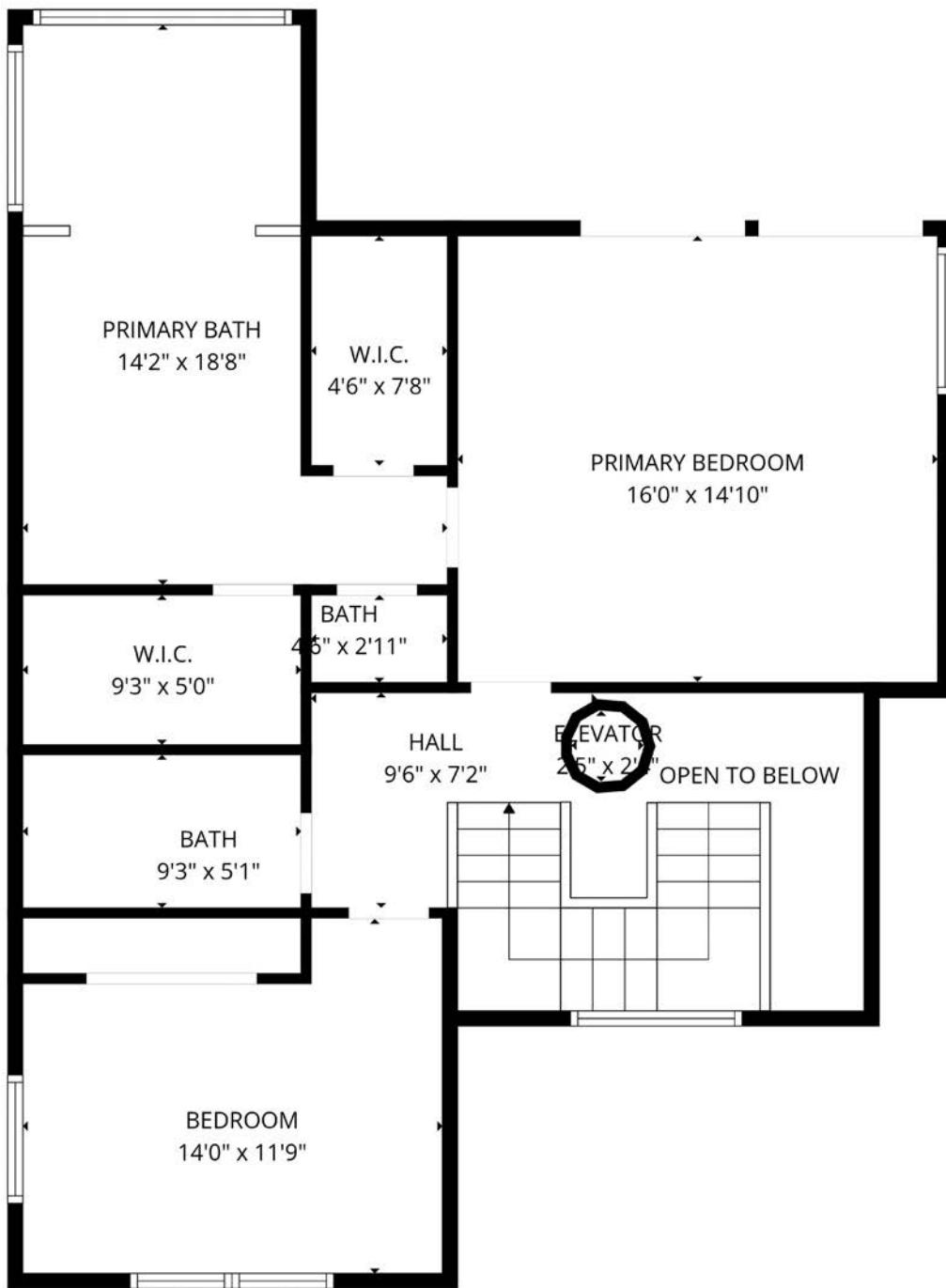
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FLOOR PLANS - 3rd floor



TOTAL: 3867 sq. ft

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