

EXCLUSIVE PROPERTY CATALOG



988 BOULEVARD OF THE ARTS, #1710
Sarasota, FL 34236

Presented by:



Premier
Sotheby's
INTERNATIONAL REALTY

WELCOME TO 988 BOULEVARD OF THE ARTS, #1710!

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.

The Netzel Residential Group 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 90 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 County.
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
Condo on the Bay	1982	2009 09 6118	2009096118
TOTAL SQ. FEET	COUNTY	FRONT EXPOSURE	PROPERTY TAXES
1,666	Sarasota	West	\$15,696.26 (2025)
HOA FEES	ELEMENTARY	MIDDLE	HIGH SCHOOL
\$17,576/Annual	Alta Vista	Booker Middle	Booker High
NO. OF FLOORS	FRONTAGE	WATER VIEWS	PRIMARY VIEWS
Located on 17th floor	Sarasota Bay/Harbor	Sarasota Bay, Gulf	Sarasota Bay, pool

EXTERIOR FEATURES

AREA RESOURCES	Quick access to all downtown has to offer, St. Armands, Lido Key, Longboat Key as well as Siesta Key, and airport.
SWIMMING POOL	Two resort-style heated pools
LANDSCAPING	Mature landscaping surrounding complex. Building sits right next to Sarasota Bay.
AMENITIES	This gated community offers two luxury buildings with exceptional amenities including 2 heated pools, tennis courts, docks for boat and kayak, fishing pier, social room for entertaining, storage, 24-hour security and concierge service.

PROPERTY DETAILS



AIR COOLED SQ FT

1,666



GARAGING

One assigned, reserved parking space under building plus guest parking



LIGHTING CONTROL

Paddle switches



LIGHTING

Lutron brand throughout home



WATER

Public Water



HVAC SYSTEM(S)

Trane AC System installed 9/15/2023



DOOR & HARDWARE

Bedroom and bathroom entry doors are tinted glass paneled. Closet doors are louvered solid core.



FLOORING

Engineered hardwood - French Oak 7.5" width



BATHROOMS

Two full bathrooms



BEDROOM

Two bedrooms - both with en-suite bathrooms.

PROPERTY DETAILS



OVEN/RANGE

Stainless steel four burner Bosch induction cooktop and separate Bosch oven/microwave combo with convection.



REFRIGERATION

Stainless steel Bosch French door Refrigerator and Freezer



DISHWASHER

KitchenAid stainless steel dishwasher



PANTRY STORAGE

Solid wood pantry cabinets with pull-outs



WASHER(S)/DRYER(S)

LG - Thin Q stacked washer and dryer



OTHER

Built-in buffet with Zephyr wine cooler



KITCHEN COUNTERTOPS

Countertops and entire wall backsplash by Cambria. Color: Delgatie.



KITCHEN CABINETS

Campbell solid wood cabinetry



WINDOW TREATMENTS

All window treatments are included



WALL TREATMENTS

Designer paint

INTERIOR SPECIFICATION

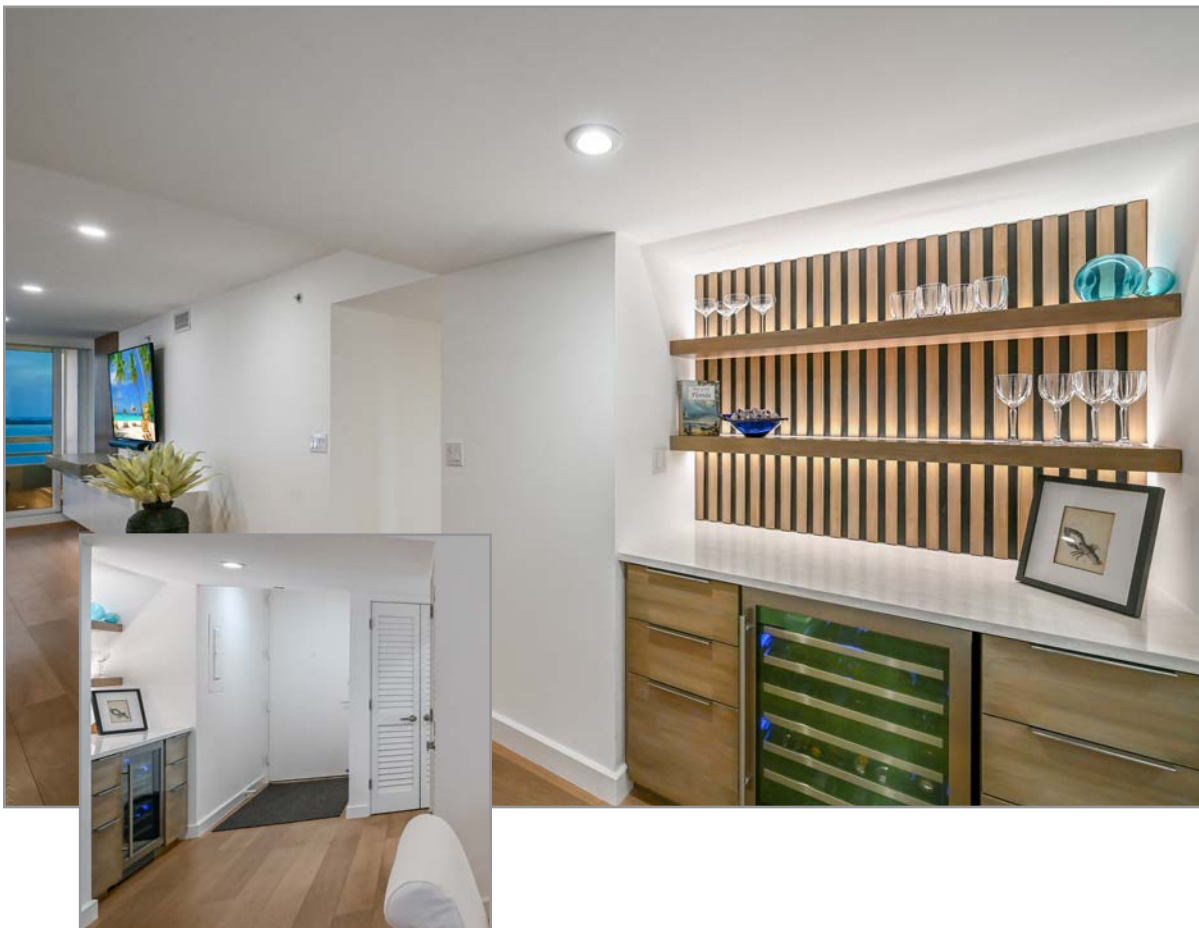
FOYER AND FRONT ENTRANCE

FLOORING Engineered hardwood - French
Oak 7.5" width

LIGHTING Lutron light controls

FEATURES OF FOYER

- Hallway closets contain Stiebel Eltron tankless water heater with Pentair water filter and a Trane Air Conditioner installed 9/15/2023.
- Located in foyer is the Built-in buffet with Zephyr wine cooler. Buffet is custom-made with wood channel shelving that have LED lighting on both the top and bottom.



INTERIOR SPECIFICATION

DINING ROOM

FLOORING Engineered hardwood - French
Oak 7.5" width

LIGHTING Lutron light controls

FEATURES OF DINING ROOM

- Large walls for art
- Pass-through from kitchen to dining room
- Built-ins base cabinets service dining room



INTERIOR SPECIFICATIONS

ADDITIONAL DINING ROOM IMAGES



INTERIOR SPECIFICATION

LIVING ROOM	25' x 15'
FLOORING	Engineered hardwood - French Oak 7.5" width
LIGHTING	Lutron light controls

FEATURES OF LIVING ROOM

- Large walls for art
- Floor to ceiling views of Sarasota Bay
- Custom-built floating entertainment media cabinet with deco-stick design
- Glass sliding doors to outside deck
- Samsung Frame TV and SONOS sound bar included in purchase



INTERIOR SPECIFICATIONS

ADDITIONAL LIVING ROOM IMAGES



INTERIOR SPECIFICATION

KITCHEN	19' x 10'
FLOORING	Engineered hardwood - French Oak 7.5" width
LIGHTING	Lutron light controls

FEATURES OF KITCHEN

- Cambria quartz wall backsplash and countertops (color Delgatie).
- 4-burner Bosch induction cooktop
- Solid wood Campbell cabinetry
- Bosch oven/microwave with convection
- Kitchen Aid dishwasher
- LED pin lights
- Bosch French door refrigerator/freezer
- Pantry cabinetry with pull outs
- LG - Thin Q washer and dryer
- Granite composite undermount sink



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 SPECIFICATIONS

ADDITIONAL KITCHEN IMAGES



INTERIOR SPECIFICATION

PRIMARY BEDROOM 15' x 14'

FLOORING Engineered hardwood - French
Oak 7.5" width

FEATURES OF THE PRIMARY BEDROOM

- Entry vestibule
- Linen closet in hallway
- Walk-in closet with wardrobe, built-ins and solid door
- Floating nightstand built-ins
- Custom-built wood strip King size bed with canopy
- LED lighting
- Wall of windows
- Large walls for art



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BEDROOM IMAGES



INTERIOR SPECIFICATION

PRIMARY BATHROOM

FLOORING 12 x 12 Carrera marble tile

LIGHTING Lutron light controls

FEATURES OF THE PRIMARY BATHROOM

- Dual undermount sinks
- Silverstone countertops in Blanco Zeus color
- Campbell soft-close, solid-wood cabinetry with dovetail joinery
- Tinted glass entry door
- Grohe plumbing fixtures
- Gerber commode
- LED vanity lights
- Mirror extends wall-to-wall, ceiling-to-countertop
- Frameless glass shower



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BATHROOM IMAGES



INTERIOR SPECIFICATION

GUEST BEDROOM

15' x 10'

FLOORING

Engineered hardwood - French
Oak 7.5" width

FEATURES OF GUEST BEDROOM

- Tinted glass entry door
- Oversized transom window
- Large walls for art
- Tri-panel louvered closet doors with built-ins
- Cellular shades



INTERIOR SPECIFICATIONS

ADDITIONAL GUEST BEDROOM IMAGES



INTERIOR SPECIFICATION

GUEST BATHROOM

FLOORING

LIGHTING

Lutron light controls

FEATURES OF THE GUEST BATHROOM

- Undermount sink
- Linen closet with built-ins
- Silverstone countertop in Blanco Zeus color
- Campbell soft-close, solid-wood cabinetry with dovetail joinery
- Tinted glass entry door
- Grohe plumbing fixtures
- Gerber commode
- LED vanity lights
- Mosaic tile backsplash
- Toto faucet
- Mirror extends wall-to-wall, ceiling-to-countertop
- Bath/shower combo



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INTERIOR SPECIFICATIONS

ADDITIONAL GUEST BATHROOM IMAGES



INTERIOR SPECIFICATION

LAUNDRY Area

FLOORING

Engineered hardwood - French
Oak 7.5" width

FEATURES OF LAUNDRY

- Located in back corner of kitchen
- LG Thin Q stacked washer and dryer



EXTERIOR SPECIFICATION

AERIALS



EXTERIOR SPECIFICATION

AERIALS



EXTERIOR SPECIFICATION

AERIALS



AMENITIES

POOL AREA



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INTERIOR SPECIFICATION

COMMUNITY MEETING ROOM



INTERIOR SPECIFICATION

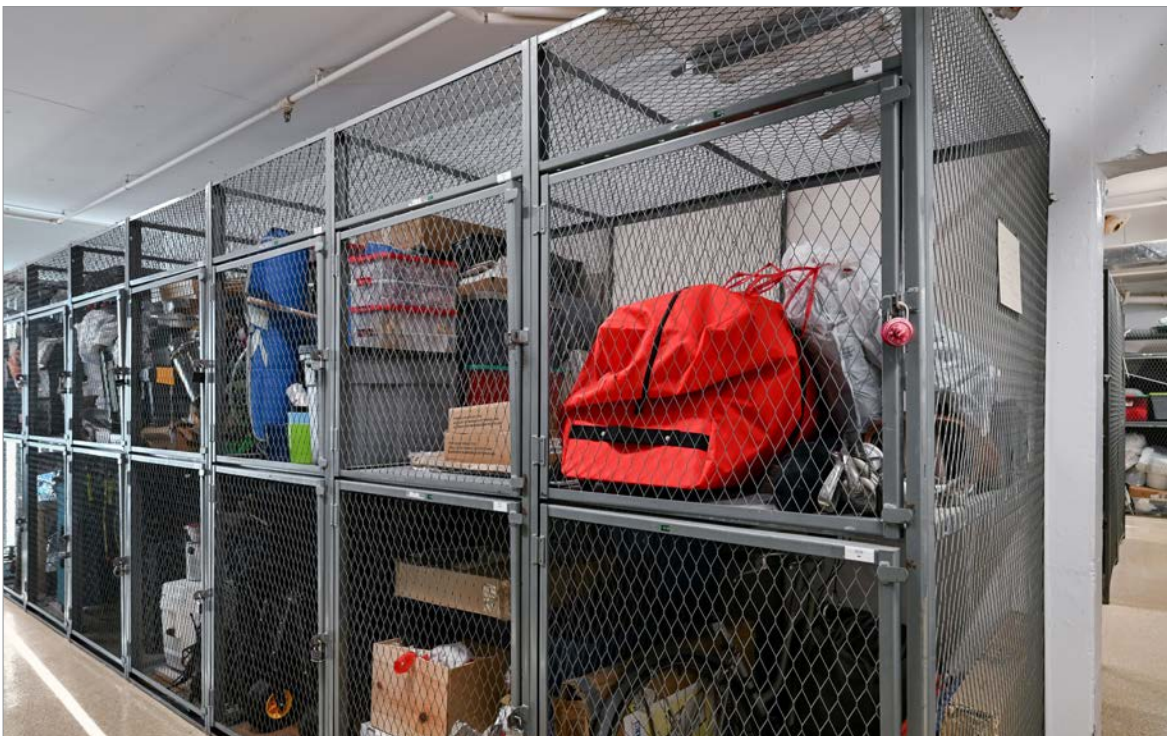
COMMUNITY KITCHEN



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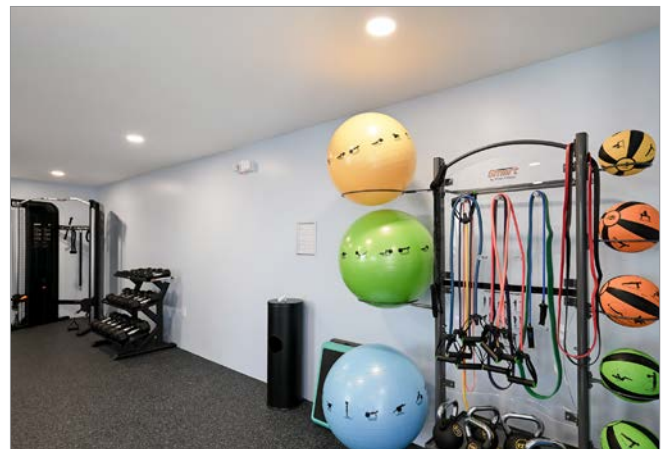
MAILROOM AND STORAGE LOCKER



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INTERIOR SPECIFICATION

FITNESS CENTER



EXTERIOR SPECIFICATION

GROUND AND BOAT DOCK



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EXTERIOR SPECIFICATION

GROUND AND BOAT DOCK



EXTERIOR SPECIFICATION

2nd BUILDING POOL AREA



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INTERIOR SPECIFICATION

2nd BUILDING MEETING ROOM



INTERIOR SPECIFICATION

2nd BUILDING MEETING ROOM AND KITCHEN





**988 BOULEVARD OF THE ARTS
Sarasota, FL 34236**



VISIT OUR WEBSITE
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