

EXCLUSIVE PROPERTY CATALOG



260 HIDDEN BAY DRIVE, #402
Osprey, FL 34229-3107

Presented by:



Premier
Sotheby's
INTERNATIONAL REALTY

WELCOME TO 260 HIDDEN BAY, #402!

Sandy Netzel and her 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



thomasnetzel.com

PARCEL INFORMATION

DEVELOPMENT	YEAR BUILT	Lot#	GLOBAL POSITION
Edgewater at Hidden Bay	2019	0147 06 3026	Latitude: 27.11.35 Longitude: -82.29.29
TOTAL SQ. FEET	COUNTY	FRONT EXPOSURE	PROPERTY TAXES
2,109	Sarasota	East	\$7,779 (2025)
HOA FEES	ELEMENTARY	MIDDLE	HIGH SCHOOL
\$4,674 per quarter	Laurel Nokomis School	Sarasota Middle School	Venice High School
NO. OF FLOORS	FRONTAGE	WATER VIEWS	PRIMARY VIEWS
One	Direct panoramic water views	Little Sarasota Bay	West Intracoastal Gulf of Mexico

EXTERIOR FEATURES

AREA RESTAURANTS	Restaurants within walking distance: The Point Kitchen and Evie's Tiki Bar for cocktails & sunset, Tacos and Tequila, Bella Vino & Cucina, Max's Table for breakfast and lunch, Mad Moe's Sports Bar and Grille. Legacy Bike Trail
SWIMMING POOL	Community pool and spa. 2024: New pool furniture.
LANDSCAPING	Mature landscaping.
AMENITIES	Pool and spa, clubhouse, gym, pickleball, tennis, car wash area, library, card room, kitchen, tiki bar, fishing pier and kayak storage/racks. New fishing pier 2026.

PROPERTY DETAILS



AIR COOLED SQ FT

1,950



GARAGING

One space under the building with
a roll down storage unit



LIGHTING CONTROL

Toggle switches



LIGHTING

Recessed lighting



WATER

Public



HVAC SYSTEM(S)

Trane system



DOOR & HARDWARE

Brushed nickel hardware



FLOORING

Porcelain tile laid on the
diagonal throughout



BATHROOMS

2.5 bathrooms



BEDROOM

Three Bedrooms



HOT WATER

Rheem



WINDOWS

Impact windows and slider
doors

PROPERTY DETAILS



OVEN/RANGE

Stainless steel KitchenAid



REFRIGERATION

Stainless steel side-by-side
KitchenAid with ice maker in door



DISHWASHER

Stainless steel KitchenAid
dishwasher

FIREPLACE

No



WASHER(S)/DRYER(S)

LG Front load



WINDOW TREATMENTS

Decorative curtains
Plantation shutters and blinds



KITCHEN COUNTERTOPS

Quartz countertops



KITCHEN CABINETS

White shaker style solid
wood cabinetry



TERRACE

Screened lanai



WALL TREATMENTS

Premium paint

INTERIOR SPECIFICATION

FOYER AND FRONT ENTRANCE 17' x 6'

FLOORING Porcelain Tile

LIGHTING Decorative Lighting
Designer Chandelier

MILLWORK 5" baseboards and crown molding

FEATURES OF FOYER

- Plantation shutter covering front entry windows
- Plenty of walls for art



INTERIOR SPECIFICATION

LIVING ROOM	16' x 14'
FLOORING	Porcelain Tile
LIGHTING	Recessed lighting and decorative ceiling fan
MILLWORK	5" baseboards and crown molding

FEATURES OF LIVING ROOM

- Spectacular panoramic water views and gorgeous sunsets



Semi-furnished.

INTERIOR SPECIFICATIONS

ADDITIONAL LIVING ROOM IMAGES



Semi-furnished.

INTERIOR SPECIFICATION

KITCHEN	12' x 12'
FLOORING	Porcelain Tile
LIGHTING	Recessed Lighting Under Cabinet Lighting
MILLWORK	Crown molding

FEATURES OF KITCHEN

- Spacious kitchen with lots of counter work space
- Bar height counter with seating



INTERIOR SPECIFICATIONS

ADDITIONAL KITCHEN IMAGES



INTERIOR SPECIFICATION

DINING ROOM 11' x 16'

FLOORING Porcelain Tile

LIGHTING Designer decorative chandelier

FEATURES OF DINING ROOM

- Crown molding and 5" baseboards
- Dining table expands to seat 10



Semi-furnished.

INTERIOR SPECIFICATIONS

ADDITIONAL DINING ROOM IMAGES



Semi-furnished.

INTERIOR SPECIFICATION

PRIMARY BEDROOM 25' x 14'

FLOORING Porcelain Tile

LIGHTING Ceiling fan and lamps

MILLWORK Crown molding, 5" baseboard

FEATURES OF THE PRIMARY BEDROOM

- Gorgeous waterviews
- A French door takes you out to the lanai patio
- Two walk-in closets, closet organization system



Semi-furnished.

INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BEDROOM IMAGES



Semi-furnished.

INTERIOR SPECIFICATION

PRIMARY BATHROOM 13' x 9'

FLOORING Porcelain Tile

LIGHTING Decorative mirrors with vanity lighting

MILLWORK 5" baseboards

FEATURES OF THE PRIMARY BATHROOM

- Walk-in shower
- Dual sinks with separate vanities



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BATHROOM IMAGES



INTERIOR SPECIFICATION

GUEST BEDROOM I	17' x 11'
FLOORING	Porcelain Tile
LIGHTING	Ceiling fan and lamp
MILLWORK	5" baseboards, crown molding

FEATURES OF GUEST BEDROOM

- Built-in Hidden Queen Murphy Bed with lots of shelving
- Built-in desk and storage cabinet
- Walk-in, double door closet
- Window treatments: plantation shutters



Semi-furnished.

INTERIOR SPECIFICATION

GUEST BEDROOM II/ OFFICE	13' x 12'
FLOORING	Porcelain Tile
LIGHTING	Ceiling fan and lamp
MILLWORK	Crown molding and 5" baseboards

FEATURES OF GUEST BEDROOM II

- Two twin Murphy beds with built-in drawers and shelving
- Built-in desk and work station
- Cupboards
- Double door entry walk-in closet
- Blind and plantation shutters



Semi-furnished.

INTERIOR SPECIFICATION

GUEST BATHROOM I 10' x 6'

FLOORING Porcelain Tile

LIGHTING Recessed lighting
 Vanity Lights

MILLWORK 5" baseboard

FEATURES OF GUEST BATHROOM

- Granite vanity counter with built-in linen cupboard



INTERIOR SPECIFICATION

GUEST HALF BATHROOM II

7' x 6'

FLOORING

Porcelain Tile

LIGHTING

Recessed lighting, vanity lights

MILLWORK

5" baseboards



INTERIOR SPECIFICATION

LAUNDRY

11' x 6'

FLOORING

Porcelain Tile

FEATURES OF LAUNDRY

- Granite work area countertop with utility sink and many cabinets
- Mechanical closet with storage
- Mechanicals in Laundry room closet: Rheem water heater and 2019 Trane AC system



INTERIOR SPECIFICATION

LANAI

16' x 10'

FLOORING

Porcelain tile flooring



INTERIOR SPECIFICATION

GARAGE

FEATURES OF GARAGE

- Parking space has a roll down storage locker





EDGEWATER AND HIDDEN BAY AMENITIES

- Gated Waterfront Community with 12+ Acres
- Beautiful Key West architecture with metal roofs
- Pet friendly/dog run (weight restrictions)
- Fishing pier with gorgeous sunsets
- Nature walk to gazebo and fishing pier
- Kayak launch with storage rack
- Lighted tennis court
- Lighted pickle ball courts
- Newly remodeled community clubhouse
- Newly remodeled gym, library, card room
- Conference room/TV room
- Full kitchen for entertaining
- Heated pool and spa
- Pool bathrooms and shower
- Tiki hut with grilling station
- Car wash area
- Decorative fountain and board walk
- Fully stocked library



Sandy Netzel

Sales Associate, GRI



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Information deemed reliable but not guaranteed. Parties are advised to verify.

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



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EDGEWATER AT HIDDEN BAY

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COMMUNITY NEIGHBORHOOD ASSOCIATION:

MANAGEMENT COMPANY:

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COMMUNITY AMENITIES



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AERIALS



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LOCAL AREA



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260 Hidden Bay Dr Unit #402
Osprey, Florida



For More Information about this Unique Property,
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