

# SIESTA KEY ULTRA-LUXURY COASTAL HOME

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1414 POINT CRISP ROAD



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Siesta Key coastal home where superlatives are a way of life: 1.2 acres on a peninsula. 360-degree bay views. 546-ft. waterfront on Little Sarasota Bay. Water views from every room (including the elevator!). Private road for extreme privacy. Climate-controlled wine room. Aquarium with custom reef on hand-carved coral-stone supports.

Inspired by the incredible beauty of the site, this showpiece home surrounds you with beauty, comfort and conviviality. The expansive floorplan features sprawling balconies, and glass-filled front and rear elevations, all designed with a singular purpose: to maximize the spectacular waterfront setting. Gathering areas include formal living room, formal dining room, family room, gourmet kitchen, movie theater, fitness center, pool lounge, covered balcony, covered patio, heated pool/spa and tiki hut. The fabulous kitchen is a cook's delight with center island, eat-in counter, and top-of-the-line Viking/SubZero appliances. Next to the kitchen, the family room features two sets of French doors to a covered patio and open balcony. The custom 96 x 24 x 36 salt-water aquarium has a custom reef and an automated LED lighting system. Private quarters include six bedrooms with ensuite baths, plus two home offices. The owners' retreat is all inclusive, appointed with two private balconies, two spacious walk-in closets and spa-inspired master bath featuring marble surfaces, center jetted bathtub with double walk-through shower behind etched glass. Additional features include a commercial-grade elevator with bay-view window, six-car garage, EV charging station, whole-house generator, whole-house water filtration, six A/C systems with UV air purification, custom window treatments, decorative themed cabinet hardware and central vacuum. Outside, the meticulously-maintained landscape encloses the grounds for complete privacy. Water fun is guaranteed with heated pool/spa, dock with 15,000-lbs. lift plus recreational craft lift, and beach kayak launch.

Extensive upgrades completed in the last year include new well with aerator tank, new water heater, whole-house lightning/surge protection, new aquarium, new whole-house water filtration, new pool surface and LED lights, new pool heater, new attic spray foam insulation, new whole-house generator, new security cameras and monitoring system, new outdoor speakers, new A/C systems, new landscape, new rip rap and limestone seawalls, and major interior refresh including paint, marble cleaning/sealing, lighting and window treatments.

When it comes to the ultimate in ultra-luxury coastal living, it's hard to beat the allure of this dreamy coastal retreat. For a more immersive experience of this home, be sure to watch the video and take the interactive 3D tour.

**Photos, video & 3D tour available at:**  
**LTG.Homes/1414PointCrisp**



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## RECENT IMPROVEMENTS

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- Lightning protection and prevention system to include a surge protection system for the entire residence. Completed in 2019.
- Replaced 80 gallon HTP electric water heater to include a new circulating pump to circulate hot water to the entire home. This is accomplished with 2 motion-activated sensors, one on the 2nd floor and one on the 3rd floor, that direct the water heater to send hot water immediately to those areas. Completed in 2020.
- Installed a new drilled water well on the property along with an aerator tank. The total irrigation needs of both 1404 and 1414 Point Crisp is now accomplished without paying Sarasota County fees for water use. There is a cut-off valve to supply the home with drinkable water in emergencies. Completed in 2021.
- Replaced the original salt water aquarium with a new 96"x24"x36" custom acrylic tank, including a new custom synthetic reef and a new red light reef LED lighting system. Completed in 2021.
- Replaced the original water softener and purification system with a new Watershield softener and purification system to include the floor-mounted storage tank. Completed in 2021.
- Resurfaced the entire swimming pool using Stonescapes Manufacturing Products. Completed in 2021.
- Replaced the pool lighting system with a Colorlogic LED pool lighting system controlled with a telephone app. Completed in 2021.
- Installed a new 136k Built Right heat pump to supplement the natural gas pool heater. The electric unit is much cheaper to operate on a daily basis but the natural gas heater could be used in an emergency situation. Completed in 2021.
- Upgraded the Jandy Pool Control System with the new Jandy AQUALINK System. Completed in 2021.
- Replaced Tiki hut roof. Completed in 2021.
- Replaced all Pella exterior door hardware. Completed in 2022.
- Removed all original attic insulation and installed new open-cell spray foam R-19 insulation to the underside of the attic trusses. Completed in 2022.
- Cleaned, polished, sealed and regouted all marble and granite tops and floors. Completed in 2022.
- Replaced 40kW Generac Generator with a 48 kW Generac Generator capable of handling all electrical requirements for the entire house. Completed in 2022.
- Replaced all 13 original exterior wall sconces with the exact same fixture at the garage doors and balcony doors. Completed in 2022.

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## RECENT IMPROVEMENTS

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- Replaced the ADT Pulse camera and monitoring system with new ADT Nest system to include new keypads and cameras. Completed in 2022.
- Replaced all five 3-ton air conditioning and heating systems by Bryant Evolution with 5kW heat, 17.5 SEER and Reme-Halo UV lights . Completed in 2022.
- Replaced the original mailbox with a heavy-duty Gaines Manufacturing unit on a metal post embedded in a concrete base. Completed in 2022.
- Extensive landscape project to include: total replacement of sprinkler systems, exterior landscape lighting and wiring; total replacement of all sodded areas; select removal of old plants, shrubs and trees. The entire south seawall which runs the entire length of the property was reconstructed using new rip rap. The entire north seawall which runs the entire length of the property was re-done using rip rap and limestone. The rear area by the pool was designed to give better water views from the pool area. Completed in 2022.
- Performed a major interior refresh project to the 2nd and 3rd floors which included interior design, new vinyl plank flooring, new lighting and chandeliers, wall paper, complete painting of the interior of the house, draperies and furniture. Completed in 2022
- Elevator upgrades: changed battery pack, call buttons and installed new software from the manufacturer Waupaca Elevator Company. Completed in 2022.
- Central vacuum system was installed in 2022.
- Installed new wiring and outdoor speakers by the pool, owners' balcony and tiki hut area. Completed 2023.
- Replaced gas piping to tiki torches. Completed 2023.

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## LOCATION

- South Siesta Key
- Waterfront estate on Little Sarasota Bay
- Close to amenities:
  - 1.3 miles to South Siesta Village
  - 2.0 miles to Turtle Beach
  - 2.0 miles to the mainland
  - 2.5 miles to Sarasota Pavilion
  - 3.0 miles to Siesta Beach

## EXTERIOR

- 1.2 acres (53,032 sq. ft.)
- 546-ft. waterfront
- 6-car garage + outdoor parking
- Covered balconies from almost every room
- Covered patio by pool
- Heated pool
- Outdoor shower
- Well for pool and irrigation with aerator tank
- 6 A/C systems with Reme-Halo UV air purification
- Composite dock with 15,000-lbs. boat lift + recreational craft lift, electric and water
- Fenced and gated back yard
- Beach kayak launch
- Brick paver walkways
- Tiki hut gazebo
- Natural gas tiki torches
- In-ground natural gas fire pit
- Gutters and downspouts with underground drainage



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- Outdoor lighting
- 48kW Generac whole-house generator
- Sentrion in-ground pest control
- Flag pole
- Professional, well-maintained landscape with numerous palm trees and landscape design rocks



### INTERIOR

- Per county tax records:  
7,162 sq. ft. A/C | 14,088 sq. ft. total
- 6 bedrooms, 8.5 baths
- Oversize windows and doors
- Bay views from every room
- Elevator with window for bay view
- Specialty crown molding in select rooms
- Custom window treatments throughout
- 7.5-in. baseboards
- Solid-core interior doors
- Climate-controlled wine cellar
- Central vacuum
- Whole-house water filtration
- Decorative themed cabinet hardware throughout



### ENTRY

- Split travertine staircase with 3 landings to enjoy the water views
- Wrought iron railings
- Custom, carved-wood, double entry doors with arched glass transom



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## FIRST FLOOR

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### FOYER

- Size: 10'6" x 9'3"
- 22'4" ceiling
- Marble floor with mosaic medallion detail
- Chandelier
- Corinthian columns



### HALLWAY

- Coat closet

### LIVING ROOM

- Size: 18'4" x 16'7"
- 22-ft. ceiling
- Marble floor
- Recessed ceiling lights
- Textured wallpaper
- Full-glass water-facing wall
- French doors to terrace
- Gas fireplace with faux-painted wood mantel and marble top



### DINING ROOM

- Size: 15'2" x 12'8"
- Marble floor
- Specialty crown molding
- 2 chandeliers
- Ceiling rosette
- Ceiling speakers
- Bay view



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### BUTLER'S PANTRY

- Connects dining room to kitchen
- Marble floor
- Recessed ceiling light
- Solid-wood cabinets with granite top
- Upper cabinet doors have glass insets

### KITCHEN

- Size: 19'10" x 13'8"
- Marble floor
- Recessed ceiling lights
- Stepped ceiling
- Solid-wood cabinets with granite tops
- Center island with eat-in peninsula, cooktop, warming drawer and prep sink
- High-end appliances:
  - Viking 6-burner + griddle gas cooktop
  - Viking warming drawer
  - Viking hood vent
  - Viking French-door double wall ovens
  - SubZero side-by-side refrigerator/freezer with in-door water/ice dispenser
  - Built-in microwave
- Double stainless sink with disposal
- Under-sink water filtration
- Walk-in pantry

### WINE ROOM

- Full-light door
- Climate controlled
- Tiffany lamp
- Cedar racking



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### WET BAR

- Lower cabinets
- Granite countertop
- Under-counter refrigerator
- Ice maker
- Stainless sink
- Painted-tile wall detail



### FAMILY DINING

- Size: 10'10" x 10'0"
- Marble floor
- Step ceiling
- Oversize drum pendant light
- Ceiling rosette
- Aquarium window with bench seat



### FAMILY ROOM

- Size: 19'11" x 15'6"
- Marble floor
- Recessed ceiling lights
- Ceiling speaker
- Ceiling fan
- Wall-to-wall glass on water-facing wall
- 2 sets of French doors to covered balcony
- Hand-carved coral accent wall and aquarium support (*carved in place from Florida Keys' coral stone*)
- 96" x 24" x 36" salt-water aquarium with custom synthetic reef and red-light reef LED lighting system



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### POWDER ROOM

- Marble floor
- Recessed ceiling lights
- Wood vanity with natural stone top
- Hand-painted sink with swan fixtures
- Vanity lights
- Framed mirror



### HOME THEATER

- Size: 15'4" x 12'8"
- Carpet
- Double entry doors
- Stained-wood coffered ceiling
- Solid-wood, built-in entertainment center



### LAUNDRY

- Size: 13'0" x 10'6"
- Marble floor
- Upper and lower cabinets with counterspace for folding
- Laundry sink
- Iron center
- Hanging rod
- Built-in desk
- Whirlpool, full-size, front-loading washer and dryer on built-in stands



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## NORTH BEDROOM

- Size: 15'6" x 15'4"
- Carpet
- Ceiling fan
- Ceiling speakers
- Diamond-pattern pinstripe detail on walls with jewel accents
- 2 standard closets with organizers
- Breakfast bar with under-counter refrigerator and stainless sink
- Frameless corner window
- French doors to covered balcony



## ENSUITE BATH

- Marble floor
- Recessed ceiling lights
- Single vanity with natural stone top
- Framed mirror
- Vanity lights
- Walk-in shower with marble floor/walls and glass enclosure



## SOUTH BEDROOM

- Size: 16'5" x 13'4"
- Carpet
- Ceiling fan
- Ceiling speakers
- Standard closet with organizer
- Frameless corner window
- French doors to covered balcony



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### ENSUITE BATH

- Marble floor
- Recessed ceiling lights
- Single vanity with natural stone top
- Wall mirror
- Vanity pendant lights
- Linen cabinet
- Walk-in shower with marble floor/walls, bench seat, toiletry alcove, window with water view and glass enclosure



### OFFICE/STUDY

- Size: 14'11" x 12'7"
- Wood floor
- Step ceiling
- Ceiling fan with light
- Ceiling rosette
- Solid-wood, built-in desk, storage cabinets and shelves
- Rolling library ladder
- Double, full-light entry doors



### OFFICE ENSUITE BATH

- Marble floor
- Recessed ceiling light
- Single vanity with natural stone top
- Wall mirror
- Vanity lights
- Walk-in shower with marble floor/walls and glass enclosure



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## SOUTH BALCONY

- Covered balcony spans the width of the living areas
- Travertine floor
- Large octagonal lounge area outside family room with water and gas hook-ups



## SECOND FLOOR

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### OPEN HALLWAY/GALLERY

- Luxury vinyl plank floor
- Recessed ceiling lights
- Specialty crown molding
- Full bay views to the north and south



### OWNERS' BEDROOM

- Size: 25'5" x 16'0"
- Double entry doors
- Luxury vinyl plank floor
- Stepped ceiling with specialty crown molding
- Recessed ceiling lights
- Ceiling speakers
- Ceiling fan
- Ceiling rosette
- Bay window seating area with chandelier
- French doors to main balcony
- Full-light door to side balcony
- His and her walk-in closets with wardrobe organizers (*hers has center island with shelves and drawers*)



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### ENSUITE MASTER BATH

- Size: 24'11" x 18'10"
- Marble tile floor
- Recessed ceiling lights
- Ceiling speakers
- His and her solid-wood vanities with soft-close doors and drawers
- Grooming station
- Marble countertops
- Wall-to-wall-to-ceiling vanity mirrors
- Vanity lights
- Jetted bathtub with marble surround and etched aquarium glass wall
- Walk-through shower behind bathtub with marble floor/walls, two showerheads, toiletry alcove and controls at entries
- Water closet with Toto washlet commode and bidet



### OFFICE

- Size: 13'3" x 10'7"
- Double glass entry doors
- Luxury vinyl plank floor
- Chandelier
- Recessed ceiling lights
- Ceiling speakers
- Floral wallpaper accent wall
- Built-in desk and storage
- French doors to covered balcony



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### UTILITY ALCOVE

- Luxury vinyl plank floor
- 2 closets
- Technology hub
- French doors to covered balcony



### BLUE BEDROOM

*(used as sitting room)*

- Size: 14'8" x 12'8"
- Chandelier
- Luxury vinyl plank floor
- Peacock mural wallpaper accent wall
- Oversize wall-to-wall windows
- Walk-in closet



### ENSUITE BATH

- Marble floor
- Recessed ceiling light
- Single vanity with natural stone top
- Vanity lights
- Wall mirror
- Medicine cabinet
- Walk-in shower with marble floor/walls, hand-held shower and glass enclosure



### NORTH BEDROOM

- Size: 17'8" x 15'8"
- Carpet
- Ceiling fan and rosette
- Silver wallpaper accent wall
- 2 standard closets with organizers
- Breakfast bar with under-counter refrigerator and storage



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- Built-in desk with bottom drawers and upper shelves
- Corner bench seat with storage
- Frameless corner window
- French doors to covered balcony

### ENSUITE BATH

- Marble floor
- Recessed ceiling lights
- Single vanity with natural stone top
- Vanity pendant lights
- Walk-in shower with marble floor/walls and glass enclosure

### SOUTH BEDROOM

- Size: 16'5" x 13'5"
- Carpet
- Ceiling fan and rosette
- Silver wallpaper accent wall
- Standard closet with organizer
- Corner bench seat with storage
- Frameless corner window
- French doors to covered balcony

### ENSUITE BATH

- Marble floor
- Recessed ceiling lights
- Single vanity with natural stone top
- Linen cabinet
- Wall mirror
- Vanity pendant lights
- Walk-in shower with marble floor/walls, bench seat, toiletry alcove, window with view and glass enclosure



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## GROUND LEVEL

*Non-conforming*

### GARAGE #1

- Size: 45'11" x 23'3"
- Can fit 4 cars
- Epoxy floor
- 2 single garage doors at front
- 1 single utility garage door at side
- Sliding glass doors to dog run with pet turf



### GARAGE #1 UTILITY AREA

- Size: 17'5" x 16'0"
- Epoxy floor
- Built-in lower cabinets with laminate top
- Door to pool area



### GARAGE #2

- Size: 19'8" x 22'8"
- Epoxy floor
- 2 single garage doors
- EV charging station



### STORAGE ROOM

- Approx. 22'0" x 17'0"
- Epoxy floor



### UTILITY CLOSET

- Central vacuum equipment
- Fish tank equipment
- Electric panels
- Generator controls

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### EXERCISE ROOM

- Size: 18'7" x 16'4"
- Ceiling fan
- Interlocking composite floor
- Wall mirrors on 3 walls
- Sliding glass doors to pool area



### POOL LOUNGE

- Size: 20'3" x 16'0"
- Marble floor
- Recessed ceiling lights
- Ceiling fan
- Wet bar:
  - Solid-wood cabinets with granite top
  - Beverage refrigerator
  - Ice maker
  - Dishwasher
  - Double-bowl stainless sink
  - Eat-in counter
- 2 sets of French doors to covered patio



### POOL BATH

- Marble floor
- Single-vanity with granite top
- Wall mirror
- Vanity lights
- Linen cabinet
- Walk-in shower with marble floor/walls, toiletry shelves and mermaid etched glass door
- Doors to outdoor pool area and pool lounge



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## COVERED PATIO

- Travertine tile floor
- Recessed ceiling lights
- Stairs to family room balcony
- Under-stairs storage



## HEATED POOL & SPA

- Size: 44'6" x 12'0"
- Colorlogic LED pool lighting system with App controls
- Built-Right heat pump with back-up natural gas heater
- In-ground filtration system
- Aqualink pool control software system
- 2 dolphin statue fountains
- Outside bath access
- Outdoor shower
- Brick paver pool deck



## DOCK

- Composite deck
- 15,000-lbs. boat lift
- Recreational craft boat lift
- Snook lights
- Sitting bench
- Dock storage box
- Fillet table
- Dock ladder
- Water and electric



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