

# *Vue Sarasota Bay*

## *1155 N Gulfstream Ave #807*

### *Property Features*

#### *Community Information*

*The coastal contemporary design of VUE Sarasota Bay and the adjacent Westin hotel create the perfect address for year around or seasonal waterfront living. A private residence at VUE is an entrée to the extraordinary waterfront lifestyle of breathtaking vistas of Sarasota Bay, Marina Jack, Big Pass and the Gulf of Mexico. All within walking distance of many popular Sarasota restaurants and Landmarks such as Florida Studio Theatre and the Opera House.*

- Gracious Central Lobby with 24/7 reception to welcome and provide service to residents and guests while controlling building access*
- On-site property management and service personnel to support a stress-free lifestyle*
- Private resort-style pool and spa within a sweeping sun deck swimming pool*
- State of the art Fitness Center*
- Well-appointed formal lounge with grand piano and custom fireplace*
- Large Club Room for entertaining, relaxation, meetings with catering kitchen for special events*
- Property management office and Business Center*
- Resident Board Room*
- Pet friendly community for owners*
- Emergency generators to support life safety systems in the event of a power outage*
- Climate controlled resident storage in garage level*
- Residents have access to Westin amenities next door and its full complement of hotel services including fully staffed spa, café, restaurant and the rooftop lounge overlooking downtown Sarasota and the bay*
- Cable is paid by Owner and the building is prewired for either Frontier or Comcast which is Owner choice*

**Bruce Myer** Realtor®



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***Residence Overview***

- *2 bedrooms / 2.5 baths, Living Area 1,580 SF, Total Area 2,055 SF*
- *8<sup>th</sup> Floor location with direct unobstructed bayfront views*
- *A large private Terrace with sensational city and harbor views which extends the interior space and provides for a never-ending changing vista of nature and urban waterfront activities*
- *Glass panel balcony rails designed to provide unobstructed bayfront water views*
- *Split floor plan with Master Suite separate from Guest Bedroom*
- *Elevator to your residence with a fob system for access control*
- *Soaring 10' ceilings and 8' interior doors with 4 hinges*
- *Inside laundry room*
- *The Building has water cooling and heating system that results in a very low cost utility bill. The air handler installed 2017 is Owner responsibility.*
- *Heat pump installed 2017 is Owner responsibility*
- *Remote control ceiling fans have DC motors which are very quiet*
- *Two Garage parking spaces #246 & 247*
- *Storage Locker #122*

***Living Room/Dining Room***

- *Wall of sliding doors and glass open to the Terrace perfect for outdoor dining, fabulous views and sunsets*
- *Great room design with large social island in kitchen*
- *10' ceiling*
- *Striking contemporary pendant style chandelier in dining area*
- *Sophisticated blue accent wall in dining area*
- *Porcelain tile flooring*
- *Ceiling fan*

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**Kitchen**

- *9' Coffered ceiling with down lighting*
- *Premium European style cabinetry with undermount lighting*
- *Granite countertops*
- *Built in Jenn Air oven and microwave*
- *Induction Jenn Air cooktop with 5 burners*
- *Stainless steel Jenn Air French door refrigerator*
- *Sophisticated sleek granite waterfall island with contemporary pendant style light*
- *Porcelain tile flooring*

**Owner's Suite**

- *Floor to ceiling windows and sliding glass doors opening to the expansive terrace with never ending views*
- *Walk-in closet with carpet flooring and chandelier*
- *Soft window treatment*
- *Carpet Flooring*
- *Ceiling fan*

**Master Bathroom**

- *Glass enclosed walk in shower*
- *Dual shower heads*
- *Double vanities*
- *Porcelain tile flooring*

**Guest Bedroom/ Office**

- *Built in Murphy bed*
- *Plantation shutter*
- *Carpet Flooring*
- *Ceiling fan*

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***Ensuite Bathroom***

- *Tub with shower*
- *Contemporary wood vanity*
- *Marble Flooring*

***Half Bath***

- *Silver sparkle wallpaper*
- *Porcelain tile flooring*

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