



Architectural Elegance
Superior Construction
State of the Art Technology
Attention to Detail
Quality Materials & Finishes
Superior Location

PETER G. LAUGHLIN
Luxury Home Development

*Laughlin's
Luxury Lifestyles*

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MAINLAND BAY/CANAL

1561 Blue Heron Drive

This waterfront home is located in one of the most desirable family neighborhoods in the city of Sarasota. Minutes to downtown and the Siesta and Lido Key beaches, and within walking distance of Southside School and Village.

The home is a French Chateau design, with attention to meeting the needs of a family. Young children will especially enjoy the spectacular pool with beach entrance. The pool also features a lap section for adults.

Waterfront abounds – 172 feet on

a wide basin with deep-water dockage leading to Sarasota Bay. Relax by the water or board your watercraft for exceptional boating.

The upper levels are designed for entertaining. The third level features a large entertaining area with a spacious hydrotherapy spa and wet bar with refrigerator/icemaker. The fourth level is a Crow's Nest where the sunsets over Sarasota Bay and the barrier islands are spectacular.

Enjoy fun family living in a truly grand style!

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Enjoy a luxury, in-town lifestyle in this French Chateau family home.



Spacious Luxury Inside & Out

DESIGN

- French Chateau

POOL

- Beach entry
- Lap section
- Paramount in-floor PCC 2000 cleaning system
- 400,000 BTU gas heater, auto-fill
- Health Care water purification system (no chlorine)
- Brick paver pool deck

BACK OUTDOOR PATIO

- Brick pavers with paver walkway to dock and canal

DOCK

- Deep-water canal
- Water and electric

LANDSCAPING

- Tropical landscaping
- Irrigation system

AREA CALCULATIONS

First Floor	2,488 sf
Second Floor	1,439 sf
Third Floor	89 sf

Total Under Air 4,016 sf

Garage	884 sf
Crow's Nest	521 sf
Covered Walk	167 sf
Veranda	143 sf
Entry	57 sf

Total Non-A/C 1,772 sf

Total Area 5,788 sf

CEILING HEIGHTS

First Floor	9'4" & 21'0"
Second Floor	10'0"

FRONT ENTRANCE

- Gated front entrance

1561 Blue Heron Drive Luxury Features

First Level

FRONT ENTRANCE: Covered front entry with marble floors. Carved mahogany door with beautiful crafted stonework surround.

FOYER: Grand foyer accentuated with spectacular ascending oak stairway to second floor.

GRAND ROOM: Marble floors. Soaring 21-ft. ceiling. Sliders pocket behind the wall and open to a large balcony overlooking the pool and water. Large hanging chandelier.

FORMAL DINING ROOM: Marble floors with unique marble inlay border. Faux painted ceiling. Crystal chandelier.

GOURMET KITCHEN: Kitchen Aid Architectural series appliance package: one large oven, microwave/convection oven, food warmer, vegetable sink, 48" refrigerator. Viking six-burner gas cooktop. Fisher Paykel double-drawer dishwasher. Spectacular granite countertops. Cherry wood cabinetry. Café with butted windows overlooking rolling landscape and rockery toward water. Secondary stairway from kitchen area to second floor family room.

DEN/STUDY: Wood floors.

POWDER ROOM: Exquisite marble. Antique cabinet with sink and marble top.

LAUNDRY: Front-loading washer and dryer. Ironing center. Sink and storage cabinets with granite countertops. Marble floor.

MASTER SUITE: Expansive bedroom on west wing of home with spectacular water views. Separate His-and-Hers walk-in closets. Hers has an ironing center. French doors open to a large open balcony.

MASTER BATHROOM: Full marble His-and-Hers sinks. Bidet. 6 ft. Jacuzzi tub. Walk-in shower with body sprays and rain shower.



Second Level

FAMILY ROOM: Features microwave and undercounter refrigerator/icemaker.

THREE BEDROOMS: Three en-suite bedrooms with walk-in closets, marble baths, and antique cabinets with sinks and marble tops.

Third Level

Large entertaining area with great views of the bay and sunsets. Porcelain tile. Large wet bar with refrigerator/icemaker, granite countertops and terrific wood cabinetry. Spacious Hatteras hydrotherapy spa.

Fourth Level

Large Crow's Nest with spectacular views of the bay, barrier islands and sunsets.

Special Features

- Automatic gate
- Three-car garage
- Elevator (Waupaca Hychamber Residential) to first, second and third floors with wood interior and phone hook-up
- 172-ft. deep-water canal with boat dock
- Large pool with beach entry and special health care water purification system (no chlorine)
- Faux painted exterior
- Terra cotta treatment on windows
- Beautiful crown moulding and trim work throughout
- Glass sliders pocket behind walls in Grand Room
- Protecting the water you drink and use in the home at the main supply into the house with Kinetico reverse osmosis exclusive five-stage protection process
- Central vacuum system
- Mechanical room on second floor provides for extra storage
- Air conditioning systems equipped with UV central air purification – “the one solution to indoor air pollution”
- Vapor barrier installed in ceiling
- Structured wiring (Category 5) suitable for data/ computer networking
- All telephone and cable wires are in one central hub location
- Pre-wired for HDTV, satellite and cable
- Pre-wired, deluxe, multi-room sound system
- Barrel roof tiles, Monier Lifetile “Casa Bland España”
- Gutter system throughout home with downspouts into underground drainage system
- Pella windows, architectural series
- State-of-the-art security system includes pre-wire for cameras (front and back), and is upgradable to inside cameras with internet hook-up
- Pest guard system for efficient and effective pest control



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All information, regardless of source, is deemed reliable but is not guaranteed and should be verified by personal inspection by and/or with the appropriate professional(s).