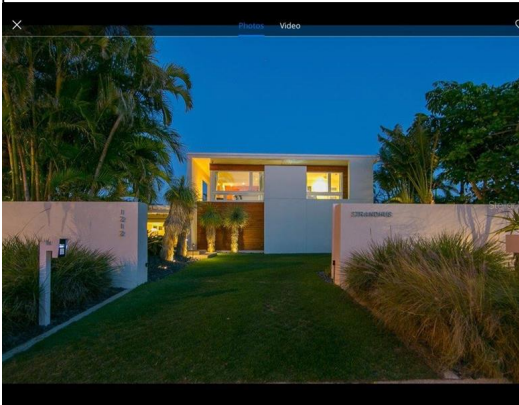




**A4482176 1212 WESTWAY DR, SARASOTA, FL 34236**



**County:** Sarasota  
**Property Style:** Single Family Residence  
**Subdiv:** LIDO  
**Beds:** 5, **Baths:** 6/0  
**Pool:** Private  
**Garage:** Yes **Attch:** Yes **Spcs:** 3  
**Max Times per Yr:** 12  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Fees:** 200.00  
**Average Monthly Fees:** 16.67

**Status:** Active  
**List Price:** \$3,825,000  
**LP/SqFt:** \$826.67  
**Year Built:** 1956  
**ADOM:** 4 **CDOM:** 4  
**Heated Area:** 4,627 SqFt / 430 SqM  
**Total Area:** 4,627 SqFt / 430 SqM  
**Total Acreage:** 1/4 to less than 1/2  
**Lot Features:**  
**Flood Zone Code:** AE

Come view a private modern oasis in the coveted neighborhood of Lido Shores. "Strandhus" Norwegian for "Beach House", boasts a double lot site, which consists of a completely remodeled down to the studs 1950's classic home by one of Sarasota's best-known architecture firms, Sweet Sparkman Architects. Upon completion in 2012 Strandhus became one of Sarasota's most talked about residences. The simple, clean and contemporary design integrates architecture and landscape through use of stunning water features, walls of sliding glass discreetly pocketing into structural cavities creating a sanctuary of seamless indoor-outdoor living space. The serene entrance to the residence welcomes with reflecting pool, steppingstones and seating platform. The open floor plan boasts lofted ceilings and light-filled spaces, and a great room with floor to ceiling windows overlooks the pool terrace. The private walled garden in the rear of the home includes a 55+ lap pool, two spas, gas firepit, fountains and a number of living room style and intimate seating areas, as well as an outdoor kitchen. The kitchen is highlighted with a striking blue glass mosaic tile backsplash, custom white cabinetry and top-of-the line stainless steel appliances. The master bedroom addition, which includes a large den or office space, was constructed on a second lot and completed in 2018 where the architects used a private glass passageway to artistically join the two structures together. Within the more than 4,600SF home there are also three en-suite bedrooms and a private in-law suite with a large sitting room and kitchenette on the second level. To fully take advantage of the location, there is a rooftop sundeck with stunning Gulf views. During renovation special care was given to "armor" the exterior to achieve hurricane code protection while also enhancing the façade. Lido Shores is known for its archetypical modern architecture residences and impressive waterfront estates, ideally located between Longboat Key and Sarasota. Lido Shores homeowners enjoy deeded beach access to a private beach park by becoming members of the voluntary homeowner's association. Enjoy 45 holes of golf on perfectly manicured courses, tennis and fitness center by joining the nearby Longboat Key Club. Famed St. Armand's Circle with its' restaurants and boutiques is walking distance away.

**Land, Site, and Tax Information**

**Legal Desc:** LOTS 3 & 4, BLK B, LIDO C, BEING SAME LANDS AS DESC IN ORI 2008085283 & 2014117892

**SE/TP/RG:** 27-36-17

**Subdivision #:**

**Tax ID:** 0013070043

**Taxes:** \$37,730

**Homestead:** Yes

**CDD:** No

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Zoning:** RSF2

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2019

**Annual CDD Fee:**

**Complex/Comm Name:**

**SW Subd Name:** Lido C

**Flood Zone Date:** 11/04/2016

**Floor #:**

**Census Block:**

**Total Units:**

**Lot Size Acres:** 0.44

**Block/Parcel:** B

**Book/Page:**

**Front Exposure:** North

**Lot #:** 3

**Other Exemptions:**

**Bldg Name/#:**

**Total # of Floors:**

**Land Lease Fee:**

**Lot Dimensions:**

**Water Access:** Yes-Gulf/Ocean

**Planned Unit Dev:**

**Census Tract:** 7.00

**Lot Size:** 19,198 SqFt / 1,784 SqM

**Interior Information**

**A/C:** Central Air, Zoned

**Heat/Fuel:** Central, Electric

**Utilities:** Cable Connected, Public

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** Yes-Gas

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

**Appliances Incl:** Bar Fridge, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

**Flooring Covering:** Carpet, Other, Travertine, Wood

**Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo, Master Bedroom Downstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Wet Bar

**# of Wells:**

**# of Septics:**

Room Type	Level	Dimen	Flooring	Features
Great Room	First	35x20	Travertine	
Kitchen	First	15x10	Travertine	
Master Bedroom	First	26x18	Carpet, Travertine	
Office	First	22x18	Travertine	
Bedroom 2	First	17x12	Carpet	
Bedroom 3	First	14x9	Wood	
Bedroom 4	First	14x9	Wood	
Bedroom 5	First	13x12	Carpet	

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Membrane

**Garage Dim: , Attached Garage Y/N:** Yes

**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Irrigation System, Lighting, Sliding Doors, Storage  
**Pool:** Private  
**Pool Features:** Heated  
**Horse Amenities:**

**Property Attached:**  
**Architectural Style:**

**Pool Dimensions:**  
**Spa:** Yes-Heated, In Ground

**Fencing:** Masonry/Brick

**Green Features**

**Community Information**

**HOA / Comm Assn:** Yes

**HOA Fee:** \$200.00 / Optional

**HOA Pmt Sched:** Annually

**Mo Maint\$(add HOA):**

**Condo Fee:**

**Other Fee:**

**Housing for Older Per:** No

**Association Approval Required:** No

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** Yes

**Additional Lease Restrictions:** Rentals 1 mo min 12 times per year.

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