

## \$2,295,000 - 449 Canal Road 449, SARASOTA

A4643204

### \$2,295,000

3 Bedroom, 3.00 Bathroom, 2,585 sqft

Residential on 0 Acres

#### GRAND SIESTA 1, SARASOTA, FL

Siesta Key Trifecta: Beach, Grand Canal, & Village! Escape to your own island paradise on world-famous Siesta Key! This 3 bedroom/3 bath townhouse is perfectly located on the Grand Canal plus just one block to beautiful, Siesta Key Beach with its powdery white, quartz sand & turquoise waters as well as strolling distance to the iconic Siesta Village filled with restaurants, live music, & shopping. It's the perfect location! Move right in to this beautifully decorated and furnished home. This spacious and bright, luxury town home boasts a serene color scheme, coastal furnishings, high 10 foot ceilings, custom window treatments, whole-house water filtration, elevator service to all floors, natural gas, European White Oak engineered hardwood floors, and many other high-end finishes. Enjoy sweeping views of the Grand Canal & fabulous sunrises from the Great Room and Primary Suite. Enjoy the fully-equipped kitchen with Thermador appliances, quartz counters, custom cabinetry, & stunning glass back splash. This home is being sold furnished less certain artwork & other personal items and furniture pieces. Bring your clothes, move right in, and start enjoying your relaxed, tranquil, island lifestyle. A boater's dream home! Water fun is guaranteed with heated pool, dock with power and a 10,000 lb. boat lift. View manatees, fish and sea birds from the covered porches. This



coastal sanctuary offers an unsurpassed lifestyle for renters looking for their own slice of island paradise! The home is zoned for weekly rentals, and has recently been put into a rental program projected to achieve \$200,000 gross rental income or more annually. Owners are licensed Florida agents.

Built in 2003

### **Essential Information**

MLS® #	A4643204
Price	\$2,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,585
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Townhouse
Status	Active

### **Community Information**

Address	449 Canal Road 449
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	GRAND SIESTA 1
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242

### **Amenities**

# of Garages	2
View	Pool, Water
Is Waterfront	Yes
Waterfront	Canal - Saltwater
Has Pool	Yes

### **Interior**

Interior Features	Ceiling Fans(s), Crown Molding, Elevator, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System
Heating	Central, Electric, Natural Gas
Cooling	Central Air, Ductless, Zoned

## Exterior

Exterior Features	Lighting, Outdoor Grill, Outdoor Shower, Sliding Doors
Lot Description	Landscaped
Roof	Metal
Foundation	Block

## School Information

Elementary	Ashton Elementary
Middle	Brookside Middle
High	Riverview High

## Additional Information

Date Listed	March 7th, 2025
Days on Market	54

## Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on April 30th, 2025 at 7:19am EDT