

\$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

An Amazing Opportunity & Value offered on Siesta Key! Valued features include: Elevated, hurricane construction, private heated pool, boat lift, weekly/daily rental zone, 4 houses to beach access #8 & 9, and only 2 blocks to the Village! This 3 bedroom/3 bath townhouse is perfectly located on the Grand Canal is steps to the beach. 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, new Primary Bath, 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
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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	100
Zoning	RMF

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on June 15th, 2025 at 6:19pm EDT