

\$650,000 - 225 Hourglass Way 103, SARASOTA

A4664460

\$650,000

2 Bedroom, 2.00 Bathroom, 1,271 sqft
Residential on 2 Acres

WHISPERING SANDS, SARASOTA, FL

One or more photo(s) has been virtually staged. Welcome to this RARE, 2 bed/2 bath, double lanai corner residence with peaceful lagoon views in the premiere Gulf front property of Whispering Sands! Nestled in the desirable Sunset House building, this freshly painted, updated unit offers a quiet, private setting, with serene views of lush landscaping and the shimmering lagoon with its abundant fish, turtles, and aquatic life. A wonderful entry hall leads into a spacious OPEN CONCEPT floor plan, where the kitchen, living and dining areas flow together to create a wonderful, flexible gathering space. The living space has been extended into what was originally an enclosed 24' x 7' lanai, resulting in the creation of additional valuable interior living space under air, flanked on all sides with floor to ceiling sliders. Sliders open into a private, sunny brick paver patio, perfect for grilling, gardening, or simply relaxing in the surrounding natural beauty. You'll enjoy hosting friends and family in your NEW 2025 kitchen featuring granite countertops, LG stainless appliances, soft-close cabinetry, tile backsplash, breakfast bar, & tray ceiling. The primary and guest bedrooms each include a set of charming French doors that open into the tiled, screened and glassed lanai with direct views into the lagoon. Updated in 2024, both bathrooms include new granite countertops, soft close vanities & fixtures, and



recessed lighting. All of the sliders in this unit are Miami Dade hurricane impact rated. 2024 HVAC system. 2025 water heater. Whispering Sands is a 55+ Gulf front community ideally situated just steps to the colorful shops & restaurants of Siesta Key Village offering two heated pools, clubhouse with catering kitchen and fitness rooms currently undergoing complete remodeling, canoe/kayak storage, beachside Tiki Hut & grills, and 800â€™ of its own beach access on the Gulf! Thoughtfully updated, inviting, and perfectly private, this peaceful corner retreat offers the perfect blend of indoor/outdoor living on beautiful Siesta Key.

Built in 1969

Essential Information

MLS® #	A4664460
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,271
Acres	1.89
Year Built	1969
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	225 Hourglass Way 103
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	WHISPERING SANDS
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242-1646

Amenities

Amenities	Cable TV, Clubhouse, Elevator(s), Fitness Center, Handicap Modified, Laundry, Lobby Key Required, Maintenance, Pool, Recreation Facilities, Security, Shuffleboard Court, Storage, Vehicle Restrictions, Wheelchair Access
Parking	Assigned, Covered, Electric Vehicle Charging Station(s), Ground Level, Guest
View	Garden, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Gulf/Ocean Front, Waterfront, Lagoon

Interior

Interior Features	Ceiling Fan(s), Crown Molding, L Dining, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Convection Oven, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors, Garden, Irrigation System, Lighting, Sliding Doors
Roof	Built-Up
Foundation	Slab

School Information

Elementary	Phillippi Shores Elementary
Middle	Brookside Middle
High	Sarasota High

Additional Information

Date Listed	October 6th, 2025
Days on Market	160
Zoning	RMF2

Listing Details

Listing Office	Coldwell Banker Realty
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