

## \$965,000 - 1161 Coquille Street 206, SARASOTA

A4665861

### \$965,000

2 Bedroom, 2.00 Bathroom, 1,760 sqft

Residential

COQUILLE, SARASOTA, FL

Welcome to coastal elegance and a rare opportunity to own one of only 27 townhomes in the highly sought-after Coquille community, nestled on the picturesque barrier island of Siesta Key, where you are steps to having your feet in the famous soft, white quartz sand that makes Siesta Beach famous. This spacious and light-filled, furnished 2-bedroom, 2-bathroom residence also includes a Florida room and an enclosed study that can easily function as a third bedroom, offering over 1,760 square feet of refined, maintenance-free living in an intimate, boutique townhome complex. Inside, soaring 17-foot ceilings and clerestory windows flood the open living space with natural light, creating a bright and airy atmosphere perfect for relaxing or entertaining. The kitchen features classic white cabinetry, granite countertops, and stainless steel KitchenAid appliances, all seamlessly integrated with the dining and living areas to offer a cohesive and functional layout. The main-level primary suite includes direct access to the enclosed lanai Florida room and a vestibule with both walk-in and reach-in closets that lead to the primary bathroom, complete with a new stacked washer and dryer for added convenience. Upstairs, a generous 15x13 guest bedroom includes a reach-in closet and is complemented by a hallway with both walk-in and linen closets. The beautifully renovated coastal-style bathroom features a



soaking tub and shower combination, while an enclosed loft area currently serves as a third bedroom with a built-in set of drawers and a home office with built-in desk and cabinetry. Additional storage under the stairs, custom built-in drawers along the living room wall, and a private 7x7 storage room downstairs in the garage give you the space and feel of single family home living. The oversized, tandem garage located directly beneath the residence accommodates 2 to 3 vehicles and includes a designated grill area. The property also features electric hurricane shutters for peace of mind. Recent updates and ongoing community enhancements further elevate the value of this home. A new roof has just been completed, and the community is undergoing a stunning transformation scheduled for completion by year-end. Improvements include new exterior paint (Sherwin-Williams Alabaster on walls and Sherwin-Williams Underseas on the shutters and front doors), new garage doors (Sherwin-Williams Urbane Bronze), new modern exterior lighting, new fencing, and refreshed landscaping. The current owner has also ordered a new front door to be installed for this unit. Additional system upgrades include a 2019/2024 HVAC system and a 2024 electric tankless water heater. Outside, enjoy the best of the Siesta Key lifestyle with a private boardwalk leading directly to the beach, complete with chairs and chaise lounges for residents. The community also features a recently refinished 36x19 pool and spa area, along with an outdoor shower and restrooms. Coquille is pet-friendly and ideally located just a short walk or drive to the vibrant dining, shopping, and energy of Siesta Village.

Built in 1983

## **Essential Information**

MLS® #

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Price	\$965,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,760
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Active

### Community Information

Address	1161 Coquille Street 206
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	COQUILLE
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242-3200

### Amenities

Amenities	Pool, Spa/Hot Tub
Parking	Tandem, Under Building
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Primary Bedroom Main Floor, Skylight(s), Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	2

### Exterior

Exterior Features	Hurricane Shutters, Lighting, Storage
Lot Description	FloodZone, In County, Near Public Transit, Street Dead-End
Roof	Other, Tile
Foundation	Stilt/On Piling

### School Information

Elementary	Phillippi Shores Elementary
Middle	Brookside Middle
High	Sarasota High

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	21
Zoning	RMF2

### **Listing Details**

Listing Office	Michael Saunders & Company
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Listing information last updated on October 14th, 2025 at 7:25am EDT