

## \$995,000 - 1163 Coquille Street 207, SARASOTA

A4676221

### \$995,000

2 Bedroom, 2.00 Bathroom, 1,760 sqft  
Residential

COQUILLE, SARASOTA, FL

Tucked within a charming Gulf-side community of just 27 residences, this unique and rarely available townhouse on Siesta Key is in model condition and offers private access to one of the most celebrated beaches in the country. With 1,760 square feet of living space, the home features soaring two-story ceilings and abundant natural light throughout the main living areas. Head upstairs on the grand staircase to an additional bedroom plus a versatile loft space—currently used as a TV room and office—which could easily function as a third bedroom. The primary suite is conveniently located on the first floor and opens to a private enclosed sitting area. An updated kitchen with wood and glass cabinetry, natural stone countertops, stainless steel appliances, a spacious island flows into a casual dining area and living space, all finished with engineered hardwood floors, crown molding, and a neutral color palette. Two updated full bathrooms serve both levels, and laundry is located inside on the main floor. Additional features include built-in beverage refrigeration, hurricane shutters, and dedicated closets. Enjoy the private entry and an unheard of oversized garage with space for three vehicles adding loads of additional storage and convenience. The amount of storage is like living in a single family home. The community is primarily owner-occupied, with limited rentals, and welcomes large pets.



Recent association improvements include new garage doors, exterior paint, landscaping, privacy fencing and more making this community feel like new. Steps from the white sands of Siesta Key, community pool, and close to shopping and dining. This move-in ready home invites you to settle into the ease of coastal living.

Built in 1983

### **Essential Information**

|                |                 |
|----------------|-----------------|
| MLS® #         | A4676221        |
| Price          | \$995,000       |
| Bedrooms       | 2               |
| Bathrooms      | 2.00            |
| Full Baths     | 2               |
| Square Footage | 1,760           |
| Year Built     | 1983            |
| Type           | Residential     |
| Sub-Type       | Townhouse       |
| Style          | Custom, Florida |
| Status         | Active          |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 1163 Coquille Street 207           |
| Area        | Sarasota/Crescent Beach/Siesta Key |
| Subdivision | COQUILLE                           |
| City        | SARASOTA                           |
| County      | Sarasota                           |
| State       | FL                                 |
| Zip Code    | 34242-3200                         |

### **Amenities**

|              |   |
|--------------|---|
| Amenities    | Pool  |
| Parking      | Assigned, Covered, Garage Door Opener, Ground Level, Guest, Oversized, Tandem, Under Building |
| # of Garages | 3   |
| Waterfront   | Gulf/Ocean Front  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Wine Refrigerator  |
| Heating           | Central  |
| Cooling           | Central Air  |
| # of Stories      | 2  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Lighting, Sliding Doors, Storage   |
| Lot Description   | Flood Insurance Required, FloodZone, In County, Near Marina, Near Public Transit, Private, Sidewalk |
| Roof              | Concrete  |
| Foundation        | Stilt/On Piling   |

## School Information

|        |               |
|--------|---------------|
| Middle | Booker Middle |
| High   | Sarasota High |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 12th, 2026 |
| Days on Market | 111                |
| Zoning         | RMF2               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Michael Saunders & Company |
|----------------|----------------------------|

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