

\$12,500,000 - 546 Freeling Drive, SARASOTA

A4682396

\$12,500,000

5 Bedroom, 7.00 Bathroom, 4,353 sqft
Residential on 1 Acres

BAY ISLAND, SARASOTA, FL

Pre-Construction. To be built. Discover an extraordinary opportunity to own an expansive double lot of 0.52 acres on North Siesta Key with this single-story, new construction transitional modern-style luxury home by Pham Development. Offering 170 feet of deep-water canal frontage, the residence features 4,353 square feet under air and 15,453 square feet under roof. With 5 bedrooms, 5 full bathrooms, 2 half baths, and a designated private office, the home showcases soaring 17.5-foot vaulted ceilings and a striking glass wine wall, complemented by designer finishes that fill the interiors with natural light and tranquil water views. Across the canal, lush landscaping provides a serene and private backdrop, with flexibility to customize finishes and style.

Designed for both comfort and entertaining, the open-concept living spaces flow seamlessly to a resort-style outdoor retreat. The expansive back patio is equipped with remote-controlled electric mosquito screens, allowing you to enclose the space at the touch of a button for year-round enjoyment. Enjoy a spectacular pool with a champagne hot tub spa, a generous patio, and a fully equipped outdoor kitchen perfect for alfresco dining. A scenic path leads to your private dock with a state-of-the-art electric system and space for a boat up to 37 feet, offering smooth access to



the bay and Gulf.

The primary suite is a private sanctuary with spa-inspired amenities and dedicated quarters. A chef's kitchen anchors the heart of the home with premium appliances and refined finishes. An elegant circular driveway creates a grand entrance, while the expansive ground level offers room for up to 10 cars, complemented by an impressive 10-car garage—ideal for collectors or additional storage. This exceptional waterfront residence delivers effortless luxury and refined coastal living.

Built in 2027

Essential Information

MLS® #	A4682396
Price	\$12,500,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,353
Acres	0.52
Year Built	2027
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	546 Freeling Drive
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	BAY ISLAND
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242-1065

Amenities

# of Garages	10
View	Water
Is Waterfront	Yes
Waterfront	Canal - Saltwater
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room

Exterior

Exterior Features	Fire Pit, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Mailbox, Private Yard, Sliding Doors
Roof	Metal
Foundation	Slab

School Information

Elementary	Phillippi Shores Elementary
Middle	Brookside Middle
High	Sarasota High

Additional Information

Date Listed	March 4th, 2026
Days on Market	27
Zoning	RSF1

Listing Details

Listing Office	The Stutzman Realty Group, Llc
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