

\$575,000 - 225 Hourglass Way 106, SARASOTA

A4683200

\$575,000

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

WHISPERING SANDS, SARASOTA, FL

Step into your own island retreat with this rare ground floor END unit in the highly sought after GULF FRONT property of Whispering Sands! Perfectly positioned with a full length screened & glassed lanai overlooking the picturesque lagoon and lush tropical landscaping, this residence captures a peaceful, serene setting with a touch of everyday luxury. Thoughtfully updated and designed for effortless living, the OPEN CONCEPT floor plan features non-slip porcelain tile placed on the diagonal, a skip trowel ceiling, and a spacious light-filled living space with sunny west facing window. The nicely RENOVATED kitchen is a standout, offering granite countertops, colorful tile backsplash, a 9' x 4' breakfast bar, white soft-close cabinetry, and a suite of GE, Whirlpool, Frigidaire, and LG appliances, all enhanced by overhead recessed LED lighting with dimmer. The cabinetry and granite extend into the entire length of the dining area, creating additional storage and an elegant serving space ideal for entertaining. The original interior living room sliders have been removed to seamlessly incorporate the lanai, transforming it into a sun-drenched sunroom that expands your cooled living space and invites the outdoors in. Just outside, a small brick paver patio off the sunroom offers the perfect spot for grilling, sunning, or unwinding after a day at the beach. Both bathrooms in



this unit have been tastefully updated with NEW vanities, fixtures, and cabinetry. Additional highlights include a complete set of 2016 hurricane impact sunroom sliders and 2025 water heater. At Whispering Sands, every day feels like a vacationâ€™ with 800â€™™ of PRIVATE beach, two heated pools with new travertine tile decks, clubhouse â€™ currently undergoing a complete remodel which will include a catering kitchen and fitness rooms â€™ beachside Tiki Hut, grills, and canoe/kayakâ€™ all just a short stroll to the vibrant shops and dining options of Siesta Key Village. Your island getaway awaits!

Built in 1969

Essential Information

MLS® #	A4683200
Price	\$575,000
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 106
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, Reserved

Is Waterfront Yes

Waterfront Gulf/Ocean Front, Waterfront, Gulf/Ocean

Interior

Interior Features Built-in Features, Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Appliances Convection Oven, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator

Heating Central, Electric

Cooling Central Air

of Stories 1

Exterior

Exterior Features Irrigation System, Lighting, Sliding Doors, Storage

Roof Built-Up

Foundation Slab

School Information

Elementary Phillippi Shores Elementary

Middle Brookside Middle

High Sarasota High

Additional Information

Date Listed April 3rd, 2026

Days on Market 31

Zoning RMF2

Listing Details

Listing Office Coldwell Banker Realty

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