

# 412 Pheasant Way

Bird Key

Offered at \$1,799,000



Island living at its finest, this 2700 square foot under construction home is situated on Bird Key in desirable Sarasota Florida. This West Indies style home has an open floor plan with 3 bedrooms (split plan), three baths, laundry room, and office which can serve as a fourth bedroom. Gathering room, dining area and kitchen open to a covered patio with outdoor kitchen and pool area. The kitchen features an island, walk in pantry, Bosch appliances, quartz countertops and generous cabinet space. The master suite has double walk-in closets, gorgeous bath with large shower space, double vanities, and soaking tub. Wonderful wood floors, high ceilings, 8-foot interior doors, and tiled baths are only a few of the special touches of this home. Plenty of closet space and a three car garage offer great storage. Location, location, location as they say, Bird Key is located within walking distance of pristine Lido Beach, Bird Key Park, St. Armand's Circle and downtown Sarasota. Whether you enjoy walking, running, biking, or just taking in the sunshine, Bird Key offers wonderful opportunities to enjoy the outdoors, including the Bird Key Yacht Club which is literally right around the corner from this home. Feel safe and secure with a 24 hour guarded entrance to the key. Opportunities are available to customize before completion.

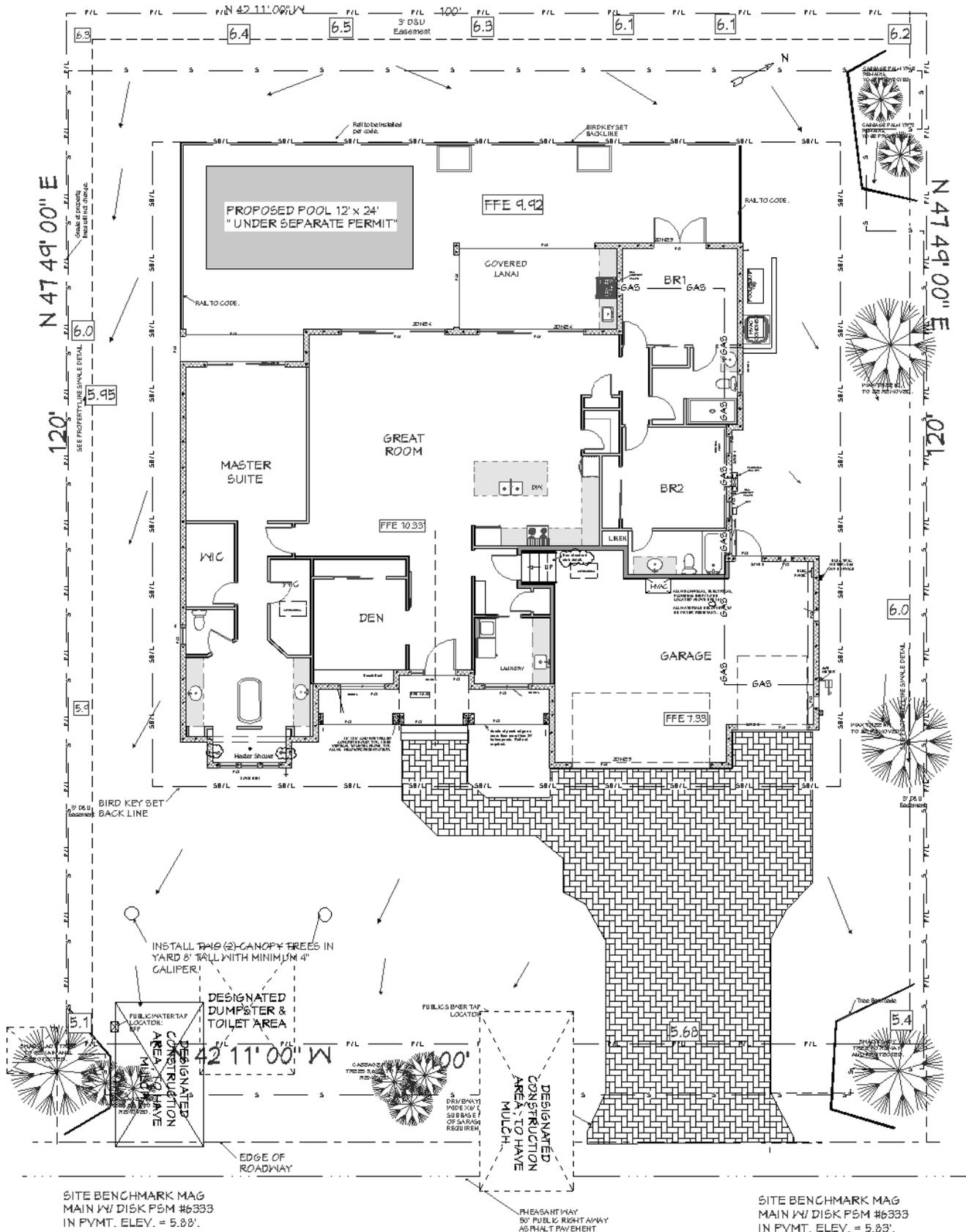
## Home features

1. Engineered hardwood wide plank floors
2. Quartz countertops
3. Bosch appliances with Gas and electric provided in kitchen
4. Double vanities, walk-in shower, and soaking tub in master bath
5. Step ceilings in gathering room, master bedroom, and foyer
6. Ceiling fans and LED recessed lighting
7. 8-foot interior doors



8. Outdoor kitchen area with 32-inch gas grill, 900 cfm bent hood, and sink
9. Landscape package and Zoned irrigation system
10. Pool and spa package with Pebbletech finish with Paver drive and pool deck
11. Tankless gas water heater with recycling pump
12. Steel reinforced concrete and Wet area tiled floors
13. Flat concrete tile roof with AdvanTec ZIP roofing system with peel and stick underlayment
14. Vinyl impact insulated casement windows and Window impact insulated slider doors
15. Spray foam insulation in attic
16. Whole house fresh air intake dehumidifier system - 15 SEER AC
17. Hurricane rated garage doors and 3/4 rigid board foam insulation on exterior walls





**JOHN AUGUST**  
REALTOR

Your Information Advantage

941.320.9795

**Michael Saunders & Company**  
415 East of Presidents, Sarasota, FL 34238  
Email: John@GulfCoast.com  
www.4SARASOTA.HOMES.COM