

EXCLUSIVE PROPERTY CATALOG



1718 BAY STREET
Sarasota, FL 34236

Presented by:



Premier
Sotheby's
INTERNATIONAL REALTY

WELCOME TO 1718 BAY STREET!

Thomas Netzel and his sales team along with Premier Sotheby's International Realty would like to thank you for visiting this fine home and hope you've enjoyed your tour of the property.

This catalog was created by my marketing staff so you can appreciate and understand all of the features, amenities and details that this residence offers. If this property is one you'd consider owning, this Exclusive Property Catalog will be an informative resource.

The Netzel Team is very proud to be associated with the largest privately owned real estate brokerage in the state of Florida and here's 5 things about our team that make us unique.

1. Integrated into the core of our real estate sales team is a full service marketing, film production and digital content media agency.
2. Sotheby's International Realty has offices in over 72 countries around the world, and the advertising and marketing our team creates, is targeted both nationally and internationally to qualified buyers in those countries.
3. In Sarasota and Manatee counties alone, my team maintains a database of over 10,000 real estate agents that we regularly network and correspond with, which leverages our ability in getting property sold.
4. Our communication and engagement efforts with our clients, potential buyers and agents is extremely important to us and we feel this makes the process of going to contract and closing on a home as efficient and enjoyable as possible.
5. Honesty, integrity and trust are the hallmarks of how we conduct business and we are available 7 days a week to assist consumers and real estate professionals with their important needs.



PARCEL INFORMATION

DEVELOPMENT	YEAR BUILT	Lot#	GLOBAL POSITION
Hudson Bayou	1997	8	Latitude: 27.327528 Longitude: -82.535481
TOTAL SQ. FEET	COUNTY	FRONT EXPOSURE	PROPERTY TAXES
5,260	Sarasota	North	\$16,517.92 (2022)
HOA FEES	ELEMENTARY	MIDDLE	HIGH SCHOOL
None	Southside Elementary	Brookside Middle	Sarasota High
NO. OF FLOORS	FRONTAGE	WATER VIEWS	PRIMARY VIEWS
Two	Homes	Pool, bayou, canal	Garden, mature landscaping, yard, pool

EXTERIOR FEATURES

AREA RESOURCES	Walking distance to downtown, Marie Selby Gardens and the bayfront marina. Close access to the City of Sarasota and everything it has to offer including beautiful nearby beaches, the arts, restaurants and shopping. Minutes to Tamiami Trail with easy access to I-75. Short drive to Sarasota Airport.
SWIMMING POOL	Private pool.
LANDSCAPING	Private yard and mature landscaping.
AMENITIES	Gated home. Quiet neighborhood, yet walkable to downtown. Private pool surrounded by lush vegetation. A dock with two boat lifts on the Hudson Bayou.

PROPERTY DETAILS



AIR COOLED SQ FT

4,016 sq ft



GARAGING

3-car garage.
One bay is tandem deep.



LIGHTING CONTROL

Paddle switches
Dimmer switches in several locations



LIGHTING

Skylights
Chandelier and other fixtures
Ceiling fan with lights
Pendant lighting



WATER

Public



HVAC SYSTEM(S)

One Brandt AC unit downstairs
One Carrier AC unit in Primary
Closet upstairs



DOOR & HARDWARE

4-panel interior doors
Pocket doors



FLOORING

French oak plank floors throughout
Porcelain tile in bathrooms



BATHROOMS

Four full ensuite bathrooms.



BEDROOM

Five bedrooms
plus one office/media room



HOT WATER

65 gallon hot water heater

PROPERTY DETAILS



OVEN/RANGE

Viking stainless steel
with convection



REFRIGERATION

Viking stainless steel



DISHWASHER

Viking stainless steel



COOKTOP

Viking six-burner propane cooktop
with commercial hood exhaust fan



WASHER(S)/DRYER(S)

Room for washer and dryer in large
laundry room



OTHER

Gas burning fireplace.
Impact resistant doors and
PGT windows throughout home.
Crown molding.
8" baseboards.
Whole house vacuum system.



KITCHEN COUNTERTOPS

Quartz countertops and subway
tile backsplash



KITCHEN CABINETS

White, solid wood Shaker cabinetry
manufactured by Forevermark



WINDOWS

PGT Impact-rated windows that
are operable.



WALL TREATMENTS

Designer paint



DECK

Two covered decks (one upstairs
off of Primary Suite)
and separate pool area

INTERIOR SPECIFICATION

FOYER AND FRONT ENTRANCE 16' x 14'

FLOORING French oak plank floors

LIGHTING Recessed LED lighting

FEATURES OF FOYER

- Double glass door entry 8' high
- 10' high ceiling
- Crown molding
- 8" baseboards
- Room for artwork and table



INTERIOR SPECIFICATIONS

ADDITIONAL FOYER AND FRONT ENTRANCE IMAGES



Virtually staged photos

INTERIOR SPECIFICATION

LIVING ROOM 24' x 12'

FLOORING French oak plank floors

LIGHTING Recessed LED lighting

FEATURES OF LIVING ROOM

- Wall to wall Forevermark cabinetry that can be used as a dry bar or for storage
- Large, expansive walls for artwork
- Perfect space for four chairs surrounding a cocktail table
- Open floor plan allows the possibility of multiple furniture layouts



Virtually staged photo

INTERIOR SPECIFICATIONS

ADDITIONAL LIVING ROOM IMAGES



Virtually staged photo



INTERIOR SPECIFICATION

FAMILY ROOM 24' x 17'

FLOORING French oak plank floors

LIGHTING Recessed LED lighting

FEATURES OF FAMILY ROOM

- Contemporary gas fireplace with tile facing
- Large, expansive walls for artwork
- Perfect space for a L shaped sofa, chairs and a cocktail table surrounding the fireplace and the possibility of another seating group accompanied by art on the long wall located on the left side when facing fireplace
- Open floor plan allows the possibility of multiple furniture layouts
- Four panel impact-rated sliding glass doors by PGT to outside deck



Virtually staged photo

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INTERIOR SPECIFICATIONS

ADDITIONAL FAMILY ROOM IMAGES



Virtually staged photos

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INTERIOR SPECIFICATION

DINING ROOM 13' x 13'

FLOORING French oak plank floors

LIGHTING Decorative contemporary chandelier

FEATURES OF DINING ROOM

- Glass single door access to outside deck
- Oversized multiple impact resistant windows allow an abundance of sunshine and fresh air.
- Full access to kitchen



Virtually staged photo

INTERIOR SPECIFICATIONS

ADDITIONAL DINING ROOM IMAGES



Virtually staged photo

INTERIOR SPECIFICATION

KITCHEN

20' x 15'

FLOORING

French oak plank floors

LIGHTING

Recessed lighting
Pendant lighting with Edison bulbs

FEATURES OF KITCHEN

- Stainless steel appliance package by Viking
- Exhaust fan by Elica
- White Shaker cabinetry by Forevermark
- Propane gas cooktop with six burners
- Kitchen island/breakfast bar (10'x6') with storage for casual dining. Room for up to four bar stools.
- Large picture window above sink area
- Stainless steel bowl sink
- Quartz countertops
- Subway tile backsplash



Virtually staged photo

INTERIOR SPECIFICATIONS

ADDITIONAL KITCHEN IMAGES



INTERIOR SPECIFICATION

OFFICE/MEDIA ROOM 18' x 14'

FLOORING French oak plank floors

FEATURES OF THE OFFICE/MEDIA/FITNESS ROOM

- Contemporary ceiling fan with light
- Dual pocket doors
- Bay window with seating area
- Expansive with room for leather theatre seating or fitness equipment



Virtually staged photo

INTERIOR SPECIFICATION

PRIMARY BEDROOM 21' x 19'

FLOORING French oak plank floors

FEATURES OF THE PRIMARY BEDROOM

- Located on second floor
- Contemporary ceiling fan with light
- #1 wardrobe closet 13'x13' with built-in and shelving
- #2 wardrobe closet 10'x8' with shelving accessed via primary bathroom
- Completely private from rest of house
- Access via staircase with skylight
- Covered private deck with Trex decking (11'x11') off rear with glass sliding PGT doors
- Multiple oversized windows
- Four-panel Shaker doors are 8' in height
- Closet pocket doors



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INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BEDROOM IMAGES



Virtually staged photos

INTERIOR SPECIFICATIONS

PRIMARY BEDROOM DECK



Virtually staged photo

INTERIOR SPECIFICATION

PRIMARY BATHROOM

FLOORING	Porcelain tile 18"x48"
LIGHTING	Pendant/sconce lighting with Edison bulbs

FEATURES OF THE PRIMARY BATHROOM

- Separate water closet
- Oval free-standing soaking tub
- Brushed nickel hardware
- Porcelain tile on walls
- Glass enclosed shower with Moen fixtures and decorative tile
- Dual Forevermark Shaker-style vanities with solid wood boxes and dovetail joinery



INTERIOR SPECIFICATIONS

ADDITIONAL PRIMARY BATHROOM IMAGES



INTERIOR SPECIFICATION

GUEST BEDROOM I 15' x 14'

FLOORING French oak plank floors

LIGHTING Contemporary ceiling fan with light

FEATURES OF GUEST BEDROOM I

- Oversized PGT impact-rated windows that operate
- Ensuite bathroom shared with Bedroom 2
- Expansive reach-in closets



Virtually staged photo

INTERIOR SPECIFICATION

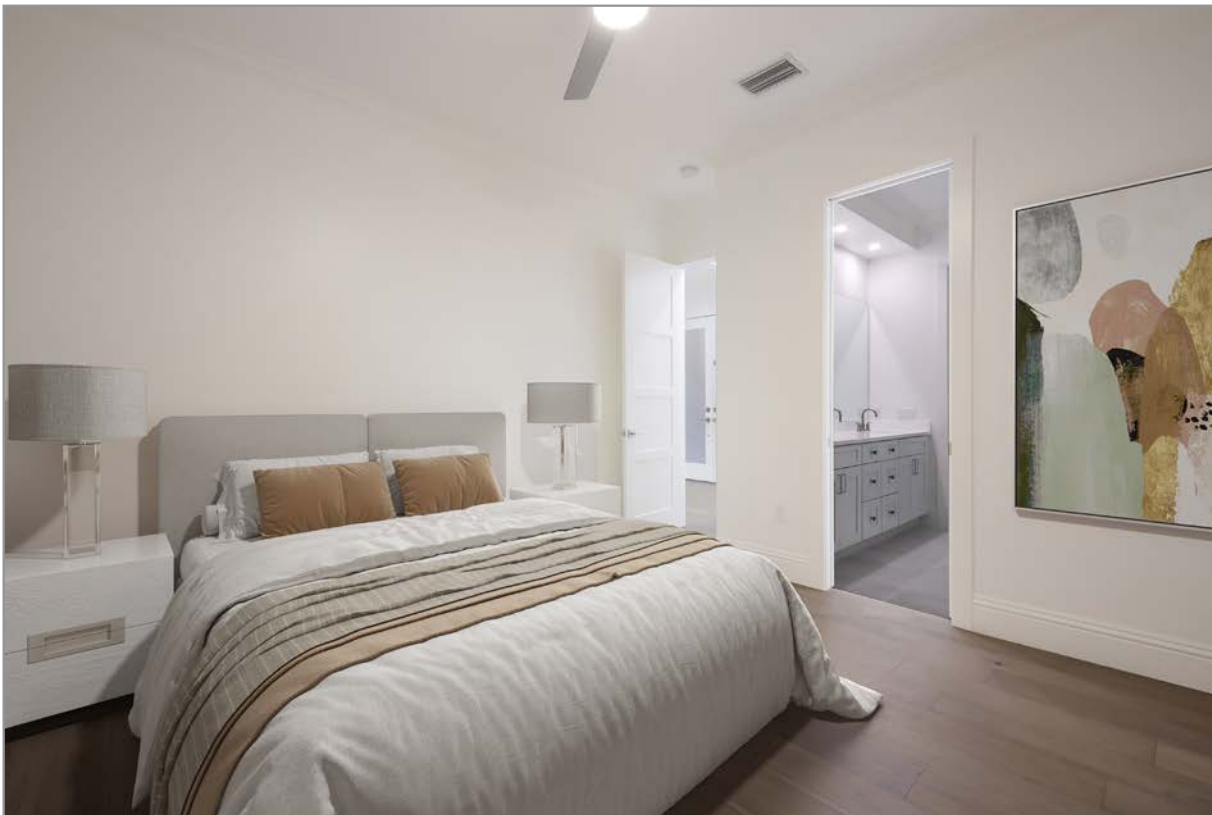
GUEST BEDROOM 2 13' x 13'

FLOORING French oak plank floors

LIGHTING Contemporary ceiling fan with light

FEATURES OF GUEST BEDROOM II

- Oversized PGT impact-rated windows that are operable
- Ensuite bathroom shared with Bedroom I



Virtually staged photo

INTERIOR SPECIFICATION

GUEST BATHROOM I

FLOORING Porcelain Tile

LIGHTING Recessed lighting

FEATURES OF GUEST BATHROOM

- Ensuite to Bedroom I & 2
- Glass enclosed shower with decorative tile
- Dual sink Shaker style vanity
- Oversized glass-enclosed shower with decorative tiling
- Dual undermount vanity bowls



Virtually staged photo

INTERIOR SPECIFICATION

GUEST BEDROOM 3 '13 x13'

FLOORING French oak plank floors

LIGHTING Contemporary ceiling fan with light

FEATURES OF GUEST BEDROOM 3

- Oversized PGT impact-rated windows that are operable
- Ensuite bathroom that can serve as a pool bath and shower



Virtually staged photo

INTERIOR SPECIFICATION

GUEST BATHROOM 2

FLOORING

Porcelain Tile

LIGHTING

Vanity lighting with Edison bulbs

FEATURES OF GUEST BATHROOM

- Private bathroom to Bedroom 3
- Glass enclosed shower with decorative tile
- Single vanity
- Tiled floor
- Bathroom can also serve as a pool bath and shower



Virtually staged photo

INTERIOR SPECIFICATION

GUEST BEDROOM 4 14' x 13'

FLOORING French oak plank floors

LIGHTING Contemporary ceiling fan with light

FEATURES OF GUEST BEDROOM 4

- Located outside of laundry room and garage
- Oversized window
- Ensuite bathroom
- Walk-in closet



INTERIOR SPECIFICATION

GUEST BATHROOM 3

FLOORING

Porcelain Tile

LIGHTING

Vanity lighting with Edison bulbs

FEATURES OF GUEST BATHROOM

- Private bathroom to Bedroom 4
- Tub with glass enclosure
- Single vanity
- Porcelain tile floor



INTERIOR SPECIFICATION

LAUNDRY

FLOORING

Porcelain tile

FEATURES OF LAUNDRY

- Built-in cabinetry
- Laundry sink
- Storage cabinets
- Pull down ironing board
- Space for side-by-side washer/dryer



EXTERIOR SPECIFICATION

OUTDOOR COVERED DECK - 26'x10'

- Travertine marble flooring
- Contemporary ceiling fans
- Accessible via glass sliding doors from Family Room and single door from Dining Room as well as pool bathroom
- Expansive dining and seating area



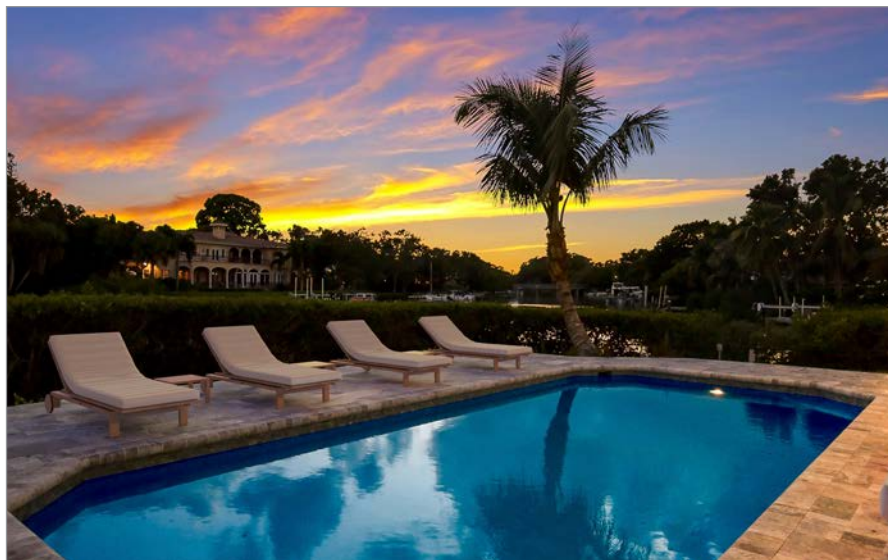
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EXTERIOR SPECIFICATION

OUTDOOR POOL AREA WITH DECK

- 28' x 12' heated gunite pool with LED lights
- Approximately 3' to 8' depth
- Plenty of room for lounge chairs and seating areas
- Travertine marble decking



Virtually staged photos

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EXTERIOR SPECIFICATION

GARAGE

- 3 car garage - one bay is tandem deep
- 32'x34'
- 2 panel electric - 300 amp service
- Temperature-controlled wine storage room that will hold approximately 1,200 bottles
- Access to whole house vacuum
- Storage or fitness area
- Access to attic space



EXTERIOR SPECIFICATION

BOAT DOCKS

- Trex deck
- Two boat lifts
- JMM 10,000 pound weight capacity
- Additional lift is thought to be 7,000 pound weight capacity



OTHER

- Completely renovated
- Lush tropical, mature landscaping
- Standing seam metal roof
- Private chain link fenced in yard
- Secure front security gate opened by remote control
- Whole house vacuum
- Honeywell remote control thermostats
- Impact-resistant windows and doors by PGT
- Treehouse at side of yard with water views
- Well manicured yard
- Oversized lot



OTHER



AERIALS



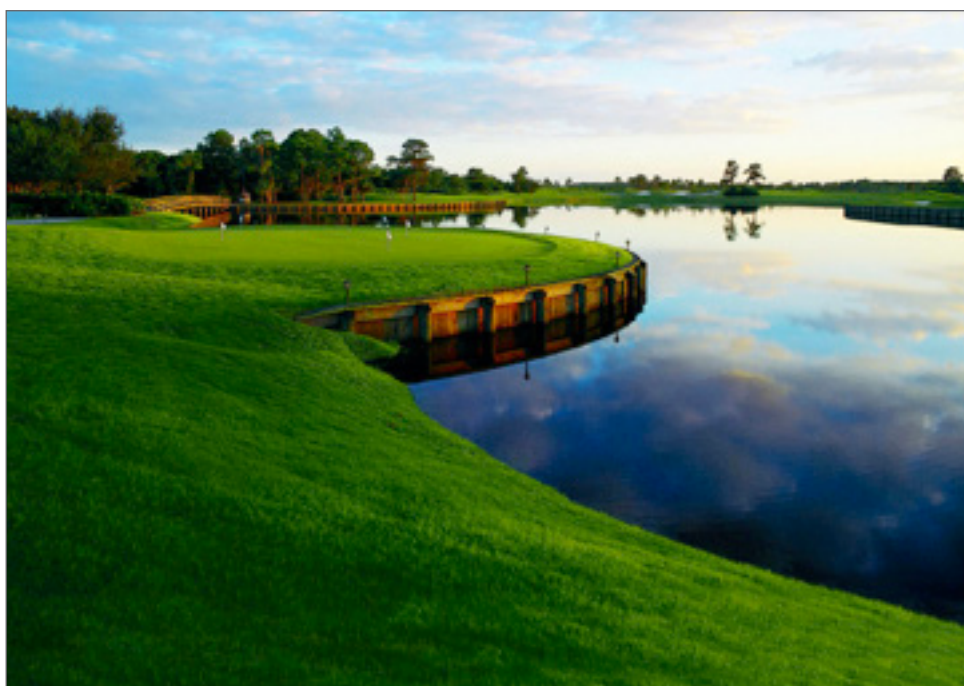
AERIALS



AERIALS



SARASOTA LIFESTYLE



SARASOTA LIFESTYLE

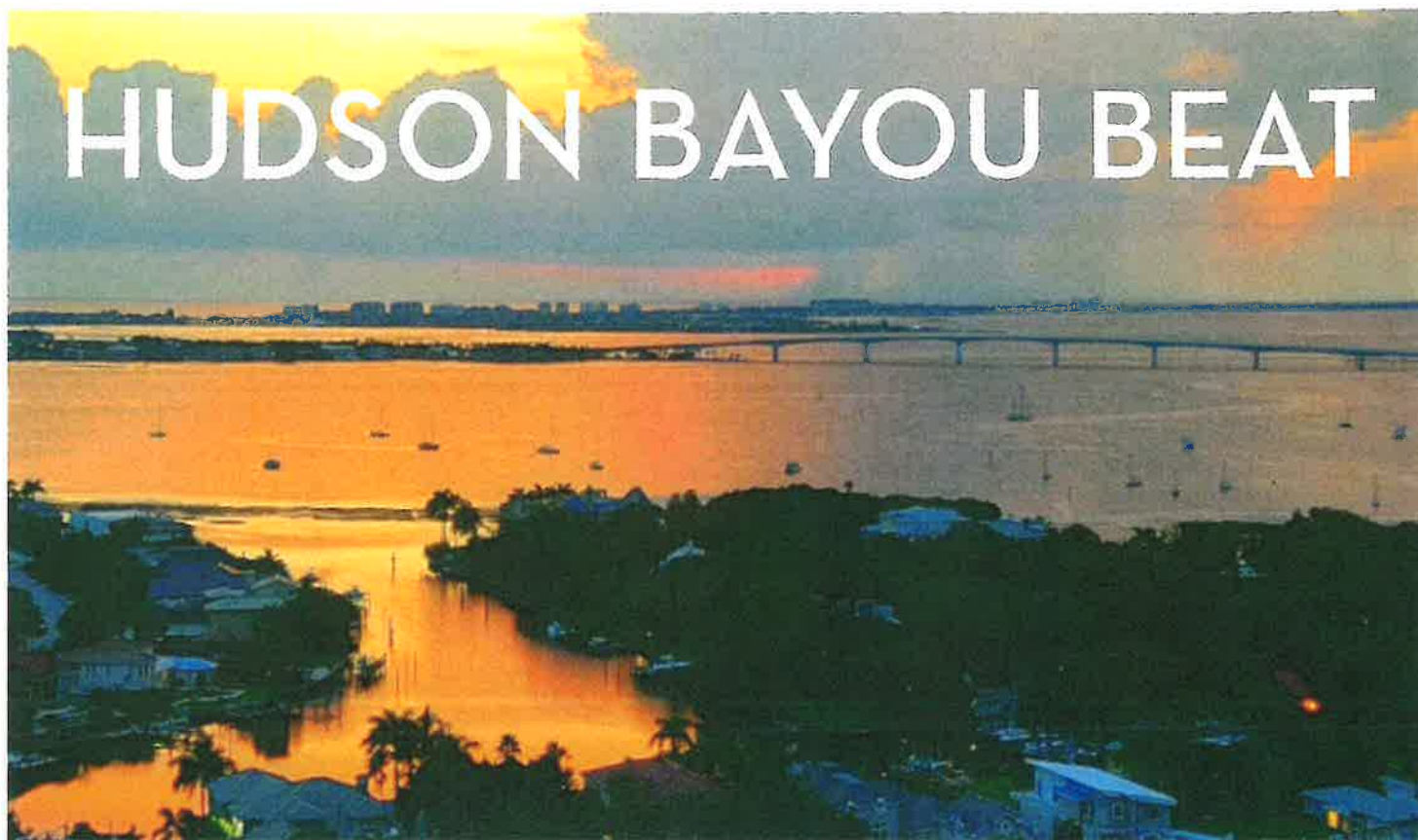


SARASOTA LIFESTYLE



SARASOTA LIFESTYLE





Drone shot by Rob Brady, from his home on Bahia Vista Street

OUR “DREAM” NEIGHBORHOOD



When I think about why I love living in our neighborhood, I think about what makes it so special. I feel like we are living the dream in the dream neighborhood! Hudson Bayou neighborhood is walkable to downtown Sarasota, the Bayfront, and Southside Village shops and

restaurants. With an abundance of grand old trees, a nice blend of historic and new homes, and a great mix of people of all ages, young and old, and from all walks of life.

Hudson Bayou was one of the many subdivisions platted in Sarasota during the Florida Land Boom of the 1920s. Bungalow Hill, which is a part of Hudson Bayou, preceded that date and was incorporated as an independent municipality to keep from paying City of Sarasota annexation tax. It sat on a “hill” and overlooked Sarasota Bay, and most of homes were the popular Craftsman Bungalow style—many of which still remain!

The criteria for our own house hunting almost 20 years ago was to live in an older, established neighborhood. In one day of house hunting, and never having been to Sarasota before, we found our perfect home—as perfect as a 1915 house can be! Now I cannot imagine living anywhere else!

Hudson Bayou is considered one of the most desirable neighborhoods in Sarasota. And of course, the true beauty of any neighborhood is the neighbors, most of whom live here full time, many you can meet while strolling—with or without their pooches. (I remember when we actually had a family that had miniature ponies that they used to walk on leashes, no kidding!)

Yes, this is my “dream” neighborhood, and we all are so lucky to live here!

— Barbara Sassen May, HBNA Board President

Save the Date for our Neighborhood Picnic

When: Sunday, October 29, 2023 - 12:00 pm until 2:30 pm

Where: Pomelo Park, at the intersection of Pomelo Place & Pomelo Avenue

What: Food, fun, and kids games.

Why: Meet new neighbors, and connect with old friends!

Please bring a side dish or dessert to share.

Neighborhood Annual Meeting 2023

Each spring, our neighborhood association holds an annual meeting for all members. We have a "state of the union" update on the association and discuss issues that affect you and your neighbors.

This year our meeting was held at Pomelo Park on April 29th. Claudia Shea-Sweet served as meeting chair, and our guest speaker was Jennifer Romeneicki, CEO of Selby Gardens. She talked about the progress of the Selby Master Plan Phase I which is scheduled to be complete this fall. After her presentation, she held a question & answer session. We addressed how there was a grass buffer on Mound in the original approved plan and how now it is missing. We also talked about what efforts Selby would make to ensure that traffic leaving the gardens is directed to travel north on Orange using the egress and not be directed into our neighborhood. She stated that all final decisions regarding road construction was approved by the Florida Department of Transportation. But what Selby turned in for FDOT approval was not what was presented to the neighborhoods...a prohibitive turn to go south on Orange from the parking garage.

The meeting was well attended by our neighborhood and guests included City Manager Marlon Brown and City Commissioner Jennifer Ahearn-Koch who fielded questions. Topics included how to use the budget review process to prioritize where we would like the city to spend their money, the proposed changes to the comprehensive plan, and how the city can best manage hotel/motel houses in our neighborhood.

Jennifer Mumford-Brady provided us with some tips to help keep you and your neighborhood safe and baked us some delicious muffins. *Thank you, Jennifer.*

The board was introduced and fielded suggestions from neighbors including events in the park, the possibility of decorative street signs, and a kayak launch. Barbara explained that she met with the city at the proposed kayak launch a few years ago and due to liability insurance and the need to comply with ADA requirements, it was not possible to do that. We are currently researching the decorative street signs and are awaiting feedback and costs from the city and the involved vendors and also what sources of funding are available to us. Margaret Barnes is working with several neighbors to get more events to the park when season arrives.

If you have suggestions for the association or want to become more active, please email us at HudsonBayouNA@gmail.com.



HBNA Board Members

Left to Right :

Margaret Barnes
Rob Patten
Jennifer Mumford Brady
George Haborak
Julie Henry
Barbara Sassen May
Claudia Shea-Sweet

History Alive in Our Neighborhood!

Did you know that our neighborhood boasts Sarasota's very first U.S. designated Historic District? The enclave consists of nine residential buildings and old carriage houses in the Mediterranean Revival style.

The subdivision was the brainchild of Harry Ben Rigby, an early Sarasota developer who came from a pioneer family. His father, William Rigby, arrived here in 1895. He opened a grocery store and had a career as a building contractor. He built Sarasota's first jail and was involved in the transition of the town from a fishing village to a resort community.



The Rigby brothers and their father at the grocery store they built before Harry envisioned and created La Plaza.

Harry, following in his father's footsteps, became a well-known, successful developer in his own right during the Florida land boom. He was responsible for building the first electric refrigeration plant in Sarasota as well as several buildings along Main Street.

Harry Rigby platted La Plaza in October 1924. When construction was completed two years later, he moved his real estate office into the ground floor of the largest of the dwellings, a two-story house at 1002 S. Osprey Ave., and his family lived upstairs.



Two of the houses in the La Plaza enclave.

Rigby intended the homes to be affordable rentals to seasonal visitors and people who stayed in town while building their dream homes here. Unfortunately, the land



Rigby's La Plaza district runs from 1002 through 1038 South Osprey Avenue, 1744 and 1776 Alta Vista Street and 1777 Irving Avenue.

crash of 1926-27 put an end to his ambitions, as tourists and investors dwindled and the real estate market dried up. In 1930, Rigby faced a high vacancy rate in La Plaza and was forced to give up the title to the subdivision. He spent the later part of his life fishing in the bay and trapping animals to support his family. In 1943, at age 56, he drowned in a boat accident and was buried in Rosemary Cemetery.

In 1932, Robert Cain and his wife, Hannah, purchased the foreclosed property and operated La Plaza as a rental complex for the next 31 years. Shortly after Cain's death in 1963, La Plaza was subdivided and sold off. Since then, the buildings have been private residences.

The subdivision was placed on the National Register of Historic Places in 1992, the first such designation in Sarasota, and eight of its nine buildings are considered historically significant.

Content was derived in part from the original article written for the Sarasota Herald Tribune by Chris Angermann, published in 2012.



This 3 minute video was produced about 15 years ago, but still remains as relevant today as it was when it was produced!



Scan the QR code, or go to Youtube, and search **Sarasota History Alive!**

— Contributed by Jennifer Mumford Brady, HBNA resident since 1993



Hello Hudson Bayou Neighbors

I'm Julie Henry, your neighborhood "welcome wagon" board member. Since beginning our program, I have had the pleasure of building one-of-kind welcome baskets and meeting 12 new families who call Hudson Bayou home. Some new neighbors like Tim and Martha Boudos and Julie and Scott Engel have been pictured in our most recent newsletters showing off their baskets. This is just one of several things we try to do to help build a sense of community. If you are new and we haven't met, I'd love to meet you. Please contact me at ekujulie@gmail.com so I can officially welcome you to our incredible neighborhood.

Click-2-Fix

The City has created a useful and easy app you can download to report problems such as potholes, broken sidewalks, tree limbs down, parking meters, zoning code violations, street lights out and downed power lines. City departments receiving the submissions include: Public Works, Parks & Rec, Utilities, Risk Management, Parking, and Code Compliance. Users can also add photos and the physical location of the issue to assist staff. Here is the information on the City's "Click-2-Fix" program:

<https://www.sarasotafl.gov/i-want-to/click-2-fix>



Follow us on Social Media for the most up-to-date information

I'm Claudia Shea-Sweet your Social Media Board Member, inviting you to follow us on Facebook and Instagram.



Here's how:

1. While connected to the internet, open the camera app on your phone.
2. Hold the phone in camera mode centered over the Hudson Bayou Facebook or Instagram QR code, hold steady for a couple of seconds.
3. Tap the notification link that pops up.
4. Like the page, follow us, and visit often.



facebook



Instagram

Join or Renew Your Membership to HBNA Today!

The Hudson Bayou Neighborhood Association is your partner in providing information about events, alerts, projects and issues that affect you and your family.

Membership dues are voluntary for each household, and are only \$25.00 annually. These funds cover the Annual Picnic, and other general operating costs. These funds help support the safety and welfare of the neighborhood and give us a voice at the table with the city to respond to any issue that may affect our neighborhood.

HBNA is completely run by volunteers with elected officers serving without compensation. Currently the Board has four officers, and eight board members.

Please email: HudsonBayouNA@gmail.com, if you are interested in getting involved. You can use Zelle to make a payment at hudsonbayouna@gmail.com, or mail your membership fee:

HBNA c/o George Haborak, Treasurer
1308 Pomelo Ave, Sarasota, FL 34239

Your Neighborhood Board Members

President – Barbara Sassen May
Vice President – Rob Patten
Secretary – Tom Luzier
Treasurer – George Haborak

Margaret Barnes
Jennifer Mumford Brady
Julie Henry
Claudia Shea-Sweet

www.hudsonbayou.org

HudsonBayouNA@gmail.com



1718 Bay Street
Sarasota, Florida



VISIT MY WEBSITE
thomasnetzel.com

WATCH MY REAL ESTATE FILM SERIES
insideluxurylistings.com

For More Information about this Unique Property,
Please Contact:

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