

10-ACRE COUNTRY ESTATE

1924 DEER PARK CIRCLE



Drawn outline is for illustration purposes only. Please refer to survey for actual lot lines.

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Privacy. Fresh air. Peace and quiet. Room to roam. Located in desirable Sarasota County, this 10.43-acre country estate offers a secluded location just 15 minutes from the I-75/Fruitville interchange and in-town amenities. Deer Hammock is an established community of 26 five- to ten-acre properties with saddle trails, wetland buffers and nature preserves. Horses, livestock and food gardens are welcome here for a more sustainable lifestyle. And at night, you can look up at the sky and gaze at the brilliance of the star-lit sky. It takes your breath away.

As outside, so within. This unrivaled private residence has plenty of breathing room, too -- especially in the main living, dining and outdoor areas. The layout is great for entertaining and bringing everyone together. Rooms include formal living and dining rooms, family room, bonus room, den/study, solarium, safe room (laundry), two wet bars, high-end kitchen, butler's pantry, veranda, lanai with outdoor kitchen, plus four bedrooms, four full baths and one half bath. Classic design, fine craftsmanship and architectural details are evident throughout. Luxury features include high ceilings, 8-ft. solid-core doors, solid-wood cabinetry and built-ins, niches, deluxe crown molding, stepped ceilings, 17-in. floor tile, high-impact windows and 3 fireplaces.

Love the gourmet kitchen! Center island with 5-burner gas stove and ceiling-mount hood, beautiful solid-wood cabinets with granite countertops and under-cabinet lighting, full-size integrated refrigerator and freezer, eat-in island and pass-through sliding windows to lanai. The creative floorplan has all four bedrooms located apart from each other for personal privacy. The expansive master retreat has a spacious bedroom with sitting area and door to pool, two walk-in closets, and ensuite bath with marble finishes, his and her vanities, grooming station, jetted bathtub and walk-in shower.

Outside, imagine year-round fun in the extra-large screened-in pool area that has a covered veranda with wood-burning fireplace, covered lanai with outdoor kitchen and kegerator, and pool/spa.

Uniquely one of the largest residential lots in the area, this outdoor paradise welcomes you to the quiet, laid-back lifestyle of country living.

**Be sure to look at video, 3D tour and photos of this home at:
1924DeerParkCircle.com**

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LOCATION

- 10.43 acres in Deer Hammock
- Common saddle trails
- Sarasota East County:
 - 10 miles to Lakewood Ranch
 - 12 miles to I-75
 - 18 miles to Downtown Sarasota
 - 22 miles to SRQ International Airport
- Nearby “neighbors:”
 - Myakka River State Park
 - Crowley Museum & Nature Center
 - Florida Native Plant Nursery
 - Terra Nova Equestrian Development

RESIDENCE FEATURES

- 4,530 sq. ft. A/C | 6,250 sq. ft. total
- 4 bedrooms, 4.5 baths
- High ceilings:
 - 11'4" on first floor
 - 9'0" on second floor
- Deluxe crown molding
- Upgraded 5.25" base trim and 3.25" door casings
- Corian window sills
- 8-ft. solid-core interior doors
- 8-ft. sliding glass doors
- Stepped ceilings
- 17-in. floor tile
- Marble tile in master bath



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- 3 fireplaces:
 - Gas fireplaces in living room and study
 - Wood fireplace in Veranda
- High-impact windows
- Safe room (laundry)
- 3-car side-load garage
- Level II cement tile roof
- Screened-in, heated pool and spa
- Outdoor kitchen
- In-wall pest control on first floor
- Security system

ENERGY EFFICIENT FEATURES

- High-efficiency home exceeds standard building code requirements, and meets or exceeds FPL Gold Standards
- Double-pane insulated and tinted glass on all operable windows
- Radiant barrier reflects heat out of attic
- High-efficiency A/C with humidistat
- Programmable thermostats
- Variable-speed air handler
- A/C vents sealed with mastic (less leakage)
- Gas hot water heater and hot water circulation system

UTILITY SYSTEMS

(engineered to support a family of 8)

- 1,000 propane tank
(filled every 1.5 years)
- Deep-water well with water softener/
cleaning system
- High-capacity septic system



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COVERED ENTRY

- Size: 20'3" x 7'8"
- Brick paver floor
- 8-ft. double entry doors with full-light leaded glass and arched transom



FOYER

- Size: 12'0" x 8'2"
- Tile floor
- Chandelier
- Stepped ceiling
- Decorative crown molding



STUDY/DEN

- Size: 13'10" x 12'3" (irregular)
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Gas fireplace
- Solid-wood built-in desk with file drawers and granite top
- Solid-wood built-in shelves



DINING ROOM

- Size: 12'0" x 10'10"
- Carpet
- Decorative crown molding
- Chandelier
- Windows with arched transoms



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LIVING ROOM

- Size: 18'0" x 14'6"
- Carpet
- Coffered ceiling
- Recessed ceiling lights
- Decorative crown molding
- Gas fireplace with stone surround
- Built-in cabinets and shelves on both sides of fireplace
- Sliding glass doors to covered lanai



KITCHEN

- Size: 15'3" x 13'4"
- Tile floor
- Recessed ceiling lights
- Solid-wood cabinets with soft-close drawers
- Under-cabinet lighting
- Granite countertops
- Free-standing cooking island
- Ceiling-mount hood over island
- Eat-in counter
- Stainless steel appliances:
 - 5-burner gas stove
 - Dacor built-in convection oven
 - Dacor built-in microwave
 - Full-size integrated refrigerator
 - Full-size integrated freezer
 - Dishwasher
- Two-bowl sink with pull-down faucet and disposal
- Walk-in pantry
- Pass-through sliding windows with granite counter to covered lanai



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FAMILY DINING

- Size: 8'10" x 7'0" (irregular)
- Tile floor with pebble accent
- Chandelier
- Aquarium glass fixed windows



BUTLER'S PANTRY

- Pass-through hallway from kitchen to dining room
- Solid-wood cabinets with granite top
- Glass-door upper cabinets with inside lighting



DRY BAR

- Solid-wood cabinets with granite top
- Wine refrigerator



FAMILY DESK

- Between kitchen and family room
- Recessed ceiling light
- Solid-wood built-in desk with file drawers and granite top
- Upper storage cabinets with mail sorter



FAMILY ROOM

- Size: 22'5" x 14'5" (irregular)
- Tile floor
- Stepped ceiling
- Recessed ceiling lights
- Ceiling fan
- Built-in solid-wood entertainment center
- Sliding glass doors to covered veranda

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POWDER ROOM

- Tile floor
- Free-standing wrought-iron base with vessel sink and in-wall faucet
- Vanity mirror and vanity lights



LAUNDRY ROOM (*Safe Room*)

- Size: 9'0" x 8'0"
- Tile floor
- Solid-wood cabinets with Sarastone top
- Laundry sink
- Hanging rod
- Folding counter
- LG front-loading washer and dryer



MASTER BEDROOM

- Size: 21'10" x 14'5"
- Carpet
- Chandelier
- Ceiling fan
- Full-light door to pool deck
- His and her walk-in closets with wardrobe organizers



MASTER BATH

- Size: 14'7" x 11'10"
- Marble tile floor
- Solid-wood his and her vanities with granite tops
- Personal make-up area
- Wall-to-wall vanity mirrors
- Jetted bathtub with marble surround



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- Walk-in shower with marble tile floor/walls/seat, deluxe body sprays, shower head and removable shower spray
- Private water closet

SOLARIUM

(between master bath and study)

- Size: 16'3" x 7'10"
- Slate tile floor
- Stepped ceiling
- Recessed ceiling lights



BEDROOM 2

- Size: 15'6" x 11'7"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Window bench seat with storage
- Beverage center:
 - Solid-wood cabinets with Sarastone top
 - Mini refrigerator



BATH 2

(also used as pool bath)

- Tile floor
- Pebble accent detail from shower wall through bath floor to pool door
- Solid-wood vanity with Sarastone top
- Wall-to-wall mirror
- Medicine cabinet
- Walk-in shower with tile floor/walls



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BEDROOM 3

- Size: 15'9" x 11'1"
- Carpet
- Exterior door to covered entry
- Walk-in closet
- Beverage center:
 - Solid-wood cabinets with Sarastone top
 - Mini refrigerator



ENSUITE BATH 3

- Tile floor
- Solid-wood vanity with Sarastone top
- Wall-to-wall mirror
- Built-in linen shelves and cabinet
- Walk-in shower with tile walls/floor



STAIRS

- Wood treads and risers
- Large under-stairs storage

BONUS ROOM

- Size: 27'3" x 24'0" (irregular)
- Carpet
- Recessed ceiling lights
- Pool table chandelier
- 2 ceiling fans
- Wet bar:
 - Solid-wood cabinets with granite top
 - Sink
 - Mini refrigerator
 - Eat-in counter
- Sliding glass doors to covered balcony



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BEDROOM 4

- Size: 14'2" x 11'9"
- Carpet
- Ceiling fan
- Walk-in closet
- Sliding glass doors to covered balcony



BATH 4

- Tile floor
- Solid-wood vanity with tile top and stone vessel sink
- Framed vanity mirror
- Medicine cabinet
- Walk-in shower with tile floor/walls and toiletry shelf
- Linen closet



3-CAR GARAGE

- Size: 27'8" x 20'2"
- Painted concrete floor
- 2 automatic doors – 1 double and 1 single
- Side-load garage
- Circular driveway



VERANDA

- Size: 22'2" x 12'10" (irregular)
- Under roof and screened in
- Brick paver floor
- Ceiling fan
- Wood-burning fireplace
- Access to pool bath and family room



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LANAI

- Size: 19'2" x 13'6"
- Under roof and screened in
- Brick paver floor
- Recessed ceiling lights
- Ceiling fan
- Outdoor kitchen:
 - Built-in cabinet with tumbled marble top
 - Gas grill
 - Mini refrigerator
 - Sink
 - Kegerator (keg dispenser)
- Sliding glass doors to living room
- Pass through to kitchen



POOL & SPA

- Size: 24'4" x 13'7" (irregular)
- Screened in
- Brick paver deck
- In-water built-in stools on platform between pool and spa
- Automatic chlorinator
- In-floor cleaning system



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