

144 GARDEN LANE

144 GARDEN LN, SARASOTA, FL 34242

\$815,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Exceptional opportunity on the highly sought-after North end of Siesta Key, just steps from Shell Beach. This property offers a prime location less than a block to the Gulf, with convenient access on and off the island via the North bridge. Located only 3 miles to Siesta Key's world-renowned Main Beach, and under 15 minutes to the vibrant dining, shopping, and cultural scene of downtown Sarasota. The existing structure sustained significant hurricane damage and has been remediated, presenting a unique opportunity for a full renovation or redevelopment.

**Sewer: Public,
Cooling: Central A/C,
Water: City Water**

\$815,000



Due to current FEMA guidelines, the property is best suited for a comprehensive remodel bringing the home up to current code, or as a teardown to maximize the full potential of the lot. Zoned RSF2 with weekly rentals permitted, this property is ideal for those looking to create a luxury coastal retreat, a high-performing income-producing vacation rental, or both. The unbeatable location places you in the heart of Siesta Key's laid-back yet vibrant beach lifestyle, surrounded by world-class beaches, boating, dining, and entertainment. Whether you envision building your dream home or capitalizing on strong rental demand, this is a rare chance to secure a premier lot in one of Sarasota's most desirable coastal neighborhoods.



