

1538 EASTBROOK DRIVE

FEATURE SHEET | KENTWOOD ESTATES | WEST OF TRAIL



4,334 SF A/C | 6 EN-SUITE BEDROOMS | 6.5 BATHS | 0.40 ACRE

All-new construction completed in 2025. Cotswold-inspired farmhouse character, century-old North Carolina barn beams and a private saltwater-pool retreat on a landscaped 17,469-SF lot.

5,048 SF house + garage, balcony & entry | 6,511 SF including screened pool / patio

INTERIOR & FLEXIBLE LIVING

- Vaulted great room; exposed timber trusses
- Stone fireplace; expansive pool-facing sliders
- Cream cabinetry; green island; stone countertops
- Custom British range; fridge / freezer drawers
- Stone-accented arched window; antique cabinetry
- Dining and cafe areas; pantry with sink / refrigerator
- First-floor primary suite; walk-in closet
- Primary bath: soaking tub, shower, separate vanities
- Six bedrooms, each with an en-suite bathroom
- Built-in cabinetry and Murphy-bed flexibility
- Bonus/family room: 98-inch TV; blackout shades
- Bonus space can serve as expansive sixth bedroom

OUTDOOR & PROPERTY FEATURES

- Heated saltwater pool; panoramic screened cage
- Approximately 1,463 SF screened pool / patio
- Covered upstairs balcony; outdoor dining space
- Firepit seating area; rear privacy wall
- Mature oaks and thoughtfully landscaped grounds
- Raised, irrigated herb and vegetable gardens
- Two-car garage; electric-vehicle charging station
- Hurricane-impact windows; security system
- Hard-wired Digital Home Solution electronics
- Speakers on separate zones; indoor/outdoor Wi-Fi
- Approximately one mile to Siesta Key
- Convenient to shopping, dining, downtown and SMH



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What's all the fuss about Sarasota?

Areas and features approximate; buyer to verify. Pool image digitally enhanced for nighttime lighting. Flood Zone X does not mean zero flood risk. Furnishings not represented as included.