



QUIET NEIGHBORHOOD | WEST OF TRAIL

1538 Eastbrook Drive

A private Sarasota retreat.

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

5,048 TOTAL SF | 6,511 SF INCLUDING SCREENED POOL / PATIO



*Fine*PROPERTIES

CRAFTED FOR GATHERING

Character in every detail.



At its heart, a vaulted great room showcases exposed timber trusses, a striking stone fireplace and expansive sliding glass doors opening to the screened pool terrace.

A kitchen with personality.



CUSTOM KITCHEN



ISLAND & COFFEE AREA



BUTLER'S PANTRY

Cream custom cabinetry pairs with a green island featuring refrigerator and freezer drawers. Stone countertops, a custom British range, a stone-accented arched window and a built-in antique Linen Press cabinet add character. Separate dining, cafe and pantry spaces complete the setting.

A great room, from every angle.



Exposed timber trusses and a striking stone fireplace give the great room its distinctive character. Expansive glass brings the private pool terrace into view, while the open connection to dining and kitchen spaces makes gathering feel effortless.

Room for a fuller life.

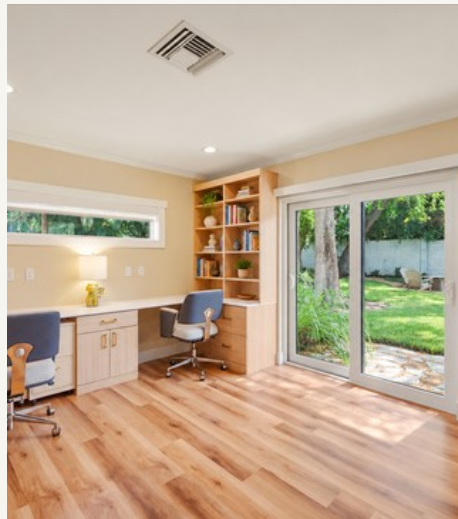


The first-floor primary suite pairs a walk-in closet with a beautifully appointed bath featuring separate vanities, a freestanding soaking tub and a glass-enclosed shower.

Two additional main-level bedrooms and three upstairs bedrooms each have an en-suite bathroom. The expansive sixth bedroom can serve as a family room, recreation space or office. A covered upper-level balcony offers another place to unwind.

WELCOME FAMILY & GUESTS

Comfort, beautifully considered.



Six bedrooms, each with an en-suite bathroom, offer room to host and retreat. Three bedrooms, including the primary suite, are on the main level; three are upstairs. A separate half bath serves guests.

The office/bedroom features a Murphy bed for flexible everyday use and guest accommodations. En-suite bathrooms and generous natural light bring comfort to the private spaces.

Your space. Your possibilities.



Built-in cabinetry with a Murphy bed adds flexibility to this generous bonus/family room, which could be used as an expansive sixth bedroom with its own en-suite bathroom. A 98-inch TV and blackout shades create an inviting setting for media viewing. Hard-wired electronics feature a Digital Home Solution system with speakers on separate zones. The covered balcony offers another place to relax.

Every day feels like a getaway.



Wide sliding glass doors connect the great room to the screened pool terrace. A heated saltwater pool anchors approximately 1,463 square feet of combined pool and patio space, with room to lounge, gather and dine outdoors.

Quiet surroundings. Close to everything.



Enjoy a quiet, small neighborhood community West of Trail, with mature trees, landscaped lawns and a rear privacy wall. Raised irrigated vegetable gardens bring fresh possibilities to daily life. Shopping, restaurants and Sarasota Memorial Hospital are close by.

The residence, by the numbers.

4,334 square feet of air-conditioned living space across two levels, complemented by a garage, covered balcony, entry and screened pool terrace.

First-floor air-conditioned living area	2,864.75 SF
Second-floor air-conditioned living area*	1,468.75 SF
TOTAL AIR-CONDITIONED LIVING AREA	4,334 SF
Two-car garage	472.50 SF
Covered upstairs balcony / porch	180 SF
Covered front entry	62 SF
TOTAL HOUSE, GARAGE, BALCONY & ENTRY	5,048 SF
Screened pool and patio, including pool footprint	1,462.50 SF
COMBINED TOTAL INCLUDING POOL / PATIO	6,511 SF

*Includes the sixth bedroom / flexible family room. Air-conditioned living area totals 4,333.50 SF before rounding. Combined area totals 6,510.50 SF before rounding. Subtotals use unrounded areas.

Source: updated appraisal building sketch, page 5. Areas are approximate and subject to verification. Garage, balcony, entry and screened pool / patio are excluded from air-conditioned living area.

Custom character. Coastal living.

All-new construction completed in 2025, this distinctive custom residence blends Cotswold-inspired farmhouse character with coastal charm in Kentwood Estates, a quiet, small neighborhood in Sarasota's desirable West of Trail area. A welcoming front-entry fountain, garden benches, extensive plantings and preserved mature oaks create an inviting arrival. Thoughtfully sourced materials from across the United States and abroad, including century-old North Carolina barn beams, bring warmth, craftsmanship and individuality to this exceptional home.

Set on approximately 0.40 landscaped acres, the residence offers approximately 4,334 square feet of air-conditioned living space, six bedrooms, each with an en-suite bathroom, a separate half bath, and a two-car garage with an electric-vehicle charging station.

At its heart, a vaulted great room showcases exposed timber trusses, a striking stone fireplace and expansive sliding glass doors opening to the screened pool terrace. The chef's kitchen pairs cream-colored custom cabinetry with a contrasting green island featuring refrigerator and freezer drawers. Stone countertops, a custom British range, a distinctive arched window accented by natural stone and a built-in antique Linen Press cabinet create a setting rich in character. Separate dining and cafe areas provide inviting options for entertaining and everyday meals.

The first-floor primary suite offers a private retreat with a walk-in closet and an elegant bathroom featuring separate vanities, a freestanding soaking tub and a glass-enclosed shower. Two additional main-level bedrooms and three upstairs bedrooms each feature their own en-suite bathroom. Built-in cabinetry with a Murphy bed adds flexibility to this bonus/family room, which could serve as an expansive sixth bedroom with an en-suite bathroom. A 98-inch TV and blackout shades enhance media viewing. The office/bedroom also features a Murphy bed. A generous covered upper-level balcony provides another inviting place to relax.

Outside, a heated saltwater pool anchors an approximately 1,463-square-foot screened pool-and-patio enclosure with panoramic screening and ample room for lounging, outdoor cooking and dining. Mature trees, thoughtfully designed landscaping, a substantial rear privacy wall, a firepit area and raised, irrigated herb and vegetable gardens create a secluded outdoor retreat.

Built with security and connectivity in mind, the home features hurricane-impact windows, a comprehensive security system, hard-wired electronics with a Digital Home Solution system, speakers on separate zones, and indoor/outdoor Wi-Fi. A paver driveway and distinctive stone exterior accents further enhance its custom character.

Enjoy a lush, established residential setting approximately one mile from Siesta Key, with convenient access to its celebrated beaches, downtown Sarasota's cultural attractions, Southside Village and Sarasota Memorial Hospital. Shopping, restaurants and the exceptional dining Sarasota is known for are close by.

Come discover what's all the fuss about Sarasota.

A PRIVATE SARASOTA SETTING

Room to enjoy the outdoors.



Digitally enhanced twilight image.

1538 Eastbrook Drive | Kentwood Estates | West of Trail



Digitally enhanced nighttime image.

YOUR OWN OUTDOOR RETREAT

Peace of mind. A Sarasota lifestyle.

Built with security in mind, with hurricane-impact windows and an electric-car charging station. Located in Flood Zone X, outside the mapped Special Flood Hazard Area. Approximately one mile to Siesta Key, home to nationally celebrated Siesta Beach, previously ranked No. 1 in the USA.



RAISED VEGETABLE GARDENS



SARASOTA AREA VIEW

Arrange your private showing

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What's all the fuss about Sarasota?



SCAN FOR PHOTOS & DETAILS

All-new construction completed in 2025. Distances and features are approximate; buyer to verify. Flood Zone X does not mean zero flood risk. Furnishings shown are not represented as included. Area photograph does not imply waterfront ownership.