



BAYVIEW ISLAND  
*1510 Hyde Park • Sarasota, FL*

Premier

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INTERNATIONAL REALTY





## PRIVATE BAYVIEW ISLAND. BE ENVELOPED BY BEAUTY IN THE ULTIMATE TROPICAL HAVEN

A private island-style paradise, this secluded estate hideaway is by far the most beautiful and unique waterfront property in all of Sarasota. Connected to the mainland by a land bridge driveway alone is an awe-inspiring oasis that is truly beyond anything you'll find elsewhere, with lush greenery, beautiful views, blue sky and tranquil water at every turn.





Located in the historically significant McClellan Park Area, approximately two miles south of the business and government center of downtown Sarasota, Bayview Island offers a tropical resort-like ambiance in an exquisite setting all your own. It is the only island-like property of its size and is surrounded by a concrete sea wall for ultimate protection.



Beyond the dreamy palm tree-lined drive and secure gated entrance lies expansive grounds graced by mature oak trees and tropical vegetation, a heated in-ground salt water swimming pool, decorative pond, full-size tennis court, private boat dock, detached garage with a top-floor guest apartment, and magnificent home that fits perfectly into the setting of this exclusive property. Here you can indulge in the incredible allure of living, vacationing and entertaining in style, in a one-of-a-kind backdrop of natural beauty.





## AN HISTORIC TREASURE MADE IMPECCABLY MODERN

Sited on the National Register of Historic Places, the Colonial Revival Style residential dwelling built in 1941 has been meticulously re-created, recently renovated and tastefully expanded into today's elegantly designed quarters. The owners have taken great care to preserve its historic integrity, while thoughtfully incorporating the soundest structural enhancements, finest modern luxuries and practical conveniences for contemporary living.

The sophisticated Florida Colonial Island architectural styling of the exterior is complemented by a porte-cochere motor court, circular drive, decorative coach lighting, gutters with downspouts, decorative balcony railings, raised paver planter areas around ancient majestic trees, and abundant outdoor spaces where you can savor the spectacular scenery.

Boasting 11 generously-sized rooms and airy and bright living space, this wonderful 5 bedroom 5 and one-half bath home presents stunning views from every vantage point, and incorporates premium quality materials/finishes in every detail. Flowing throughout the residence are gleaming solid oak wood floors, enhanced by other distinctive features like crown and wall panel moldings, custom built-ins, decorative lighting and top-of-the-line appliances and fixtures.





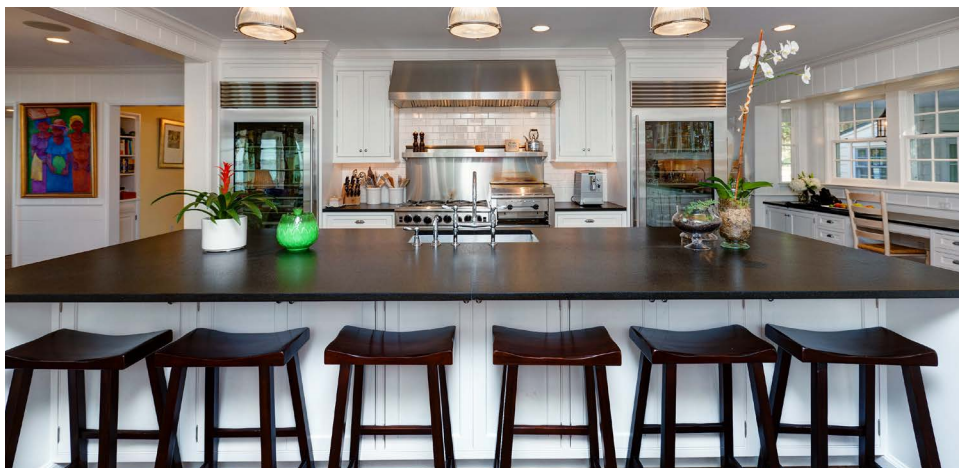


## A DIVINE SPOT FOR INDOOR/ OUTDOOR ENTERTAINING

Whether formally hosting guests or relaxing casually with loved ones, there is no better place to enjoy meals and special gatherings. The spacious living room with a wood-burning fireplace with a custom wood mantle and Empress Green marble surround, family room and dining room can accommodate a very large crowd comfortably, and offer amazing views from all sides. Expand the party further as you spill outdoors from any of these rooms via multiple 4-panel French doors to the picturesque patio area that faces the water. The covered and screened outdoor living space is perfect for all seasons. The massive lawn has easily housed a tent with over 160 distinguished guests mingling with ease. Also enjoy lounging or socializing in the lovely pool area with a paver brick surround.



Preparing meals will delight any chef in the sleek new top-of-the-line kitchen equipped with all the bells and whistles. The massive center island allows for easy food preparation, seating and serving as well. Custom recessed panel painted cabinetry, leather-finish Absolute Black granite countertops, subway tile backsplash and gourmet appliances (including 2 Sub-Zero refrigerators, a BlueStar professional range with 6 gas burners, dual ovens, a raised griddle broiler and coordinating stainless steel backsplash with shelf, 2 Bosch dishwashers, 2 Sub-Zero wine coolers, a Sub-Zero ice maker and Cuisinart stainless microwave) inspire the most delectable culinary creations.



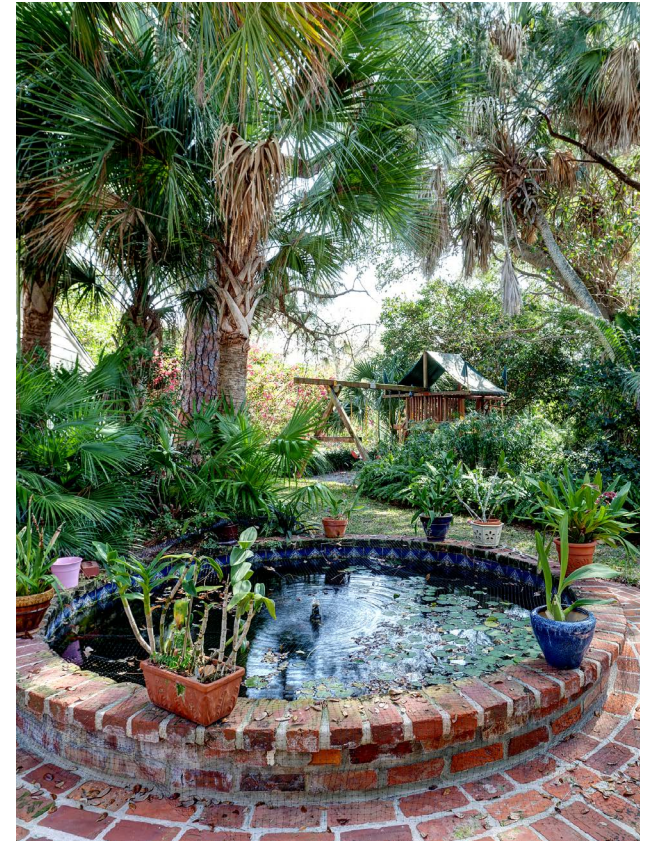
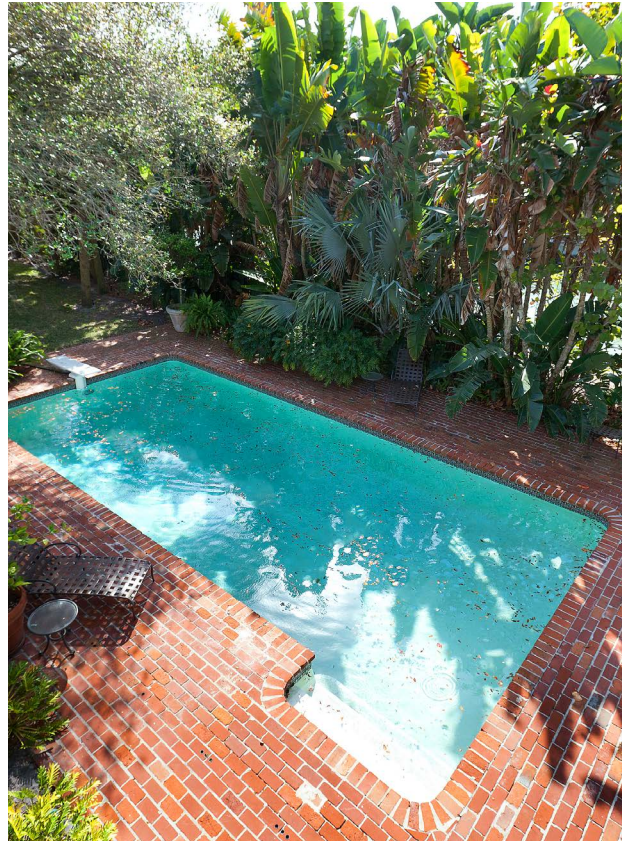
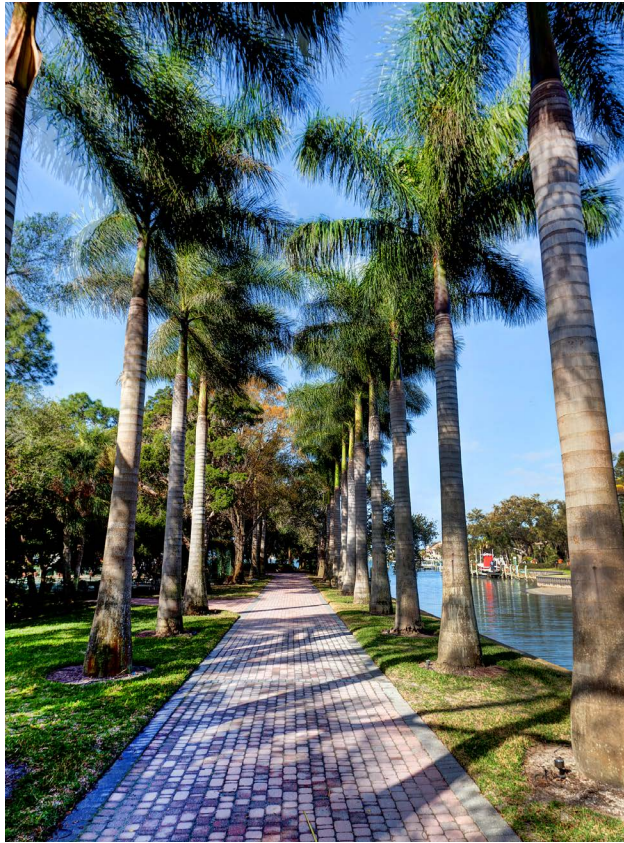


## HEAVENLY SLEEPING QUARTERS

From the guest suites to the master suite, comfort is the ultimate consideration. Awaiting you in the quietly tucked away master suite that welcomes you with a private entry area, is an expansive bedroom suite with 2 sets of 4-panel French doors to the outside, a sitting area, wood-burning fireplace with a custom wood mantel and Absolute Black granite surround, 2 balcony areas, and a sun terrace with Epi wood decking. The spa-like master bath is its own special retreat with custom-painted cabinetry, decorative hardware, an Onyx countertop with an under-mount sink, polished brass with white handle valves, a spa tub area with Onyx surround and a Pearl jetted tub set near a wall of windows. There you can soak in the sights while soaking in the bath. Guests or staff can also enjoy privacy in their own separate apartment over the detached garage.







## A RICH HISTORY

The Homestead Act passed by Congress in 1862 brought new settlers to the Sarasota, and by August 16, 1878 Charles E. Abbe was named the postmaster of the first post office in the community called Sara Sota. The site where the post office was located and Abbe lived would become the future McClellan Park Subdivision. Some 22 years later, the Florida Mortgage & Investment Co., Ltd., a British company that owned 50,000 acres in the region, formulated a plan for the town of Sarasota. Sales began in the summer of 1885 to mostly Scottish and British buyers, and on December 28, 1885 68 men, women and children, colonists primarily from Scotland, arrived in Sarasota. Almost all of them left within a few months. On April 30, 1903 Governor William Sherman Jennings signed legislation validating the incorporation of the Town of Sarasota, which was incorporated as the City of Sarasota effective January 1, 1914.

Sisters Katherine and Daisietta McClellan, of Northampton, MA, began work on McClellan Park Subdivision in the summer of 1915. Of all the places in Sarasota, they chose what is today called Bayview Island as the location for their tea house. On March 7, 1916 the formal opening of McClellan Park was celebrated with a tennis tournament. Katherine McClellan designed the subdivision using principles that are still in practice today, with Florida themes built around natural features that included shell streets named for Indians, a tennis court, yacht basin and yacht club on the bay. The McClellan sisters were following in the footsteps of Mrs. Potter Palmer, albeit on a much smaller scale, who arrived in Sarasota in 1910 to begin amassing her land holdings. The arrival of the Palmers, the McClellans and John and Mable Ringling was the beginning of a golden age for Sarasota as their names were enough to attract more investors and full-time and seasonal residents. Sarasota has continued to grow and prosper to become Florida's jewel on the Gulf Coast.



## 1510 HYDE PARK STREET

The “Armistead House” was constructed circa 1940 – 1941 in the McClellan Park Subdivision. The architect and builder are unknown. The home was contracted by William Martin Armistead as a retirement residence for his wife Eleanore and himself, who came to Sarasota sometime around 1936 from the Philadelphia, PA area. Before retiring to Sarasota, Mr. Armistead had been a Senior Vice President of N.W. Ayer & Son, said to be the first advertising firm in the country, founded by Francis Wayland Ayer in 1869. The firm counted Ford Motor Co. and American Telephone & Telegraph among their clients. Mr. Armistead, who was considered the dean of Ayer executives for many years, handled the advertising account for the R.J. Reynolds Company, and was responsible for the launch of the Camel cigarette brand.

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\$8,995,000

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