

5572 SHADOW LAWN DR

SARASOTA, Florida 34242

MLS #: A4695248



\$4,795,000

Active

Year Built: **2027**

List Price: **\$4,795,000**

Beds: **4**

SqFt Heated: **3,523**

CDOM: **33**

LP / SqFt: **\$1,361.06**

County: **Sarasota**

ADOM: **33**

Baths: **4/1**

SqFt Heated Source: **Builder**

Total Acreage: **1/4 to less than 1/2**

Garage/Parking Features: **Driveway,
Garage Door Opener, Garage Faces
Side**

Garage: **Yes, Attached, 2 Spaces**

Tax: **\$5,171**

Pets Allowed: **Yes**

Projected Completion

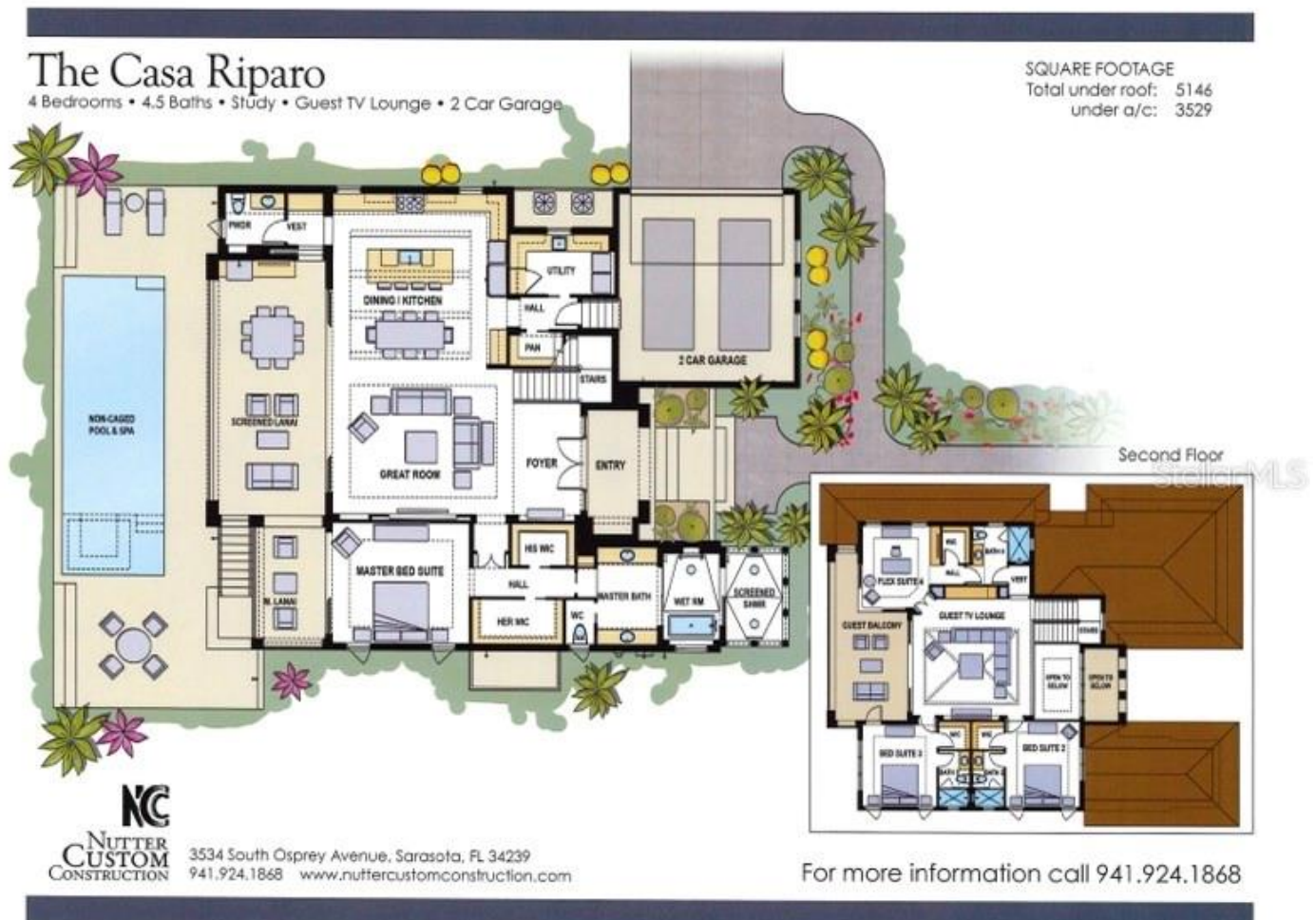
Date: **02/01/2027**

Listing Courtesy of: Morgan Marziali of NCC PROPERTIES LLC 941-924-1868

Carport: **No**

Legal Subdivision Name: **SIESTA ISLES**

Minimum Lease Period: **1 Month**



About 5572 SHADOW LAWN DRIVE, SARASOTA, Florida 34242

Under Construction. An exceptional opportunity to own a brand-new waterfront residence in the highly sought-after Siesta Isles community. Expertly crafted by Nutter Custom Construction, this British West Indies-inspired custom home offers 3,568 square feet of air-conditioned living space and 5,725 total square feet designed for luxurious coastal living. Situated on a 14,300-square-foot lot with 104 feet of waterfront and a brand-new seawall, this thoughtfully designed residence features 4 bedrooms, 4.5 bathrooms, a 2-car garage, private pool and spa, and an expansive outdoor living area complete with a summer kitchen. Interior features include soaring 23.5-foot ceilings in the entry & foyer, 11.4-foot ceilings throughout the main living areas, custom wood beam details, wide-plank wood flooring, custom cabinetry, natural stone finishes, and a premium Thermador appliance package. The well-designed floor plan offers a first-floor primary suite, spacious great room, and seamless indoor-outdoor living. Upstairs, a flexible bonus room showcases dramatic glass corner sliders opening to a waterfront balcony with sunset views. The luxurious primary suite features a private lanai, spa-inspired bath with outdoor shower, and oversized walk-in closets. Located just minutes from Siesta Key Village and world-renowned Siesta Key Beach, this exceptional property combines the best of waterfront living with convenient access to dining, shopping, and entertainment. Buyers may have the opportunity to make select finishes and customization choices depending on the stage of construction. Estimated completion February 2027. Experience the unmatched craftsmanship and attention to detail that define every Nutter Custom Construction home.

Directions: FROM SIESTA PUBLIC BEACH; GO ONE BLOCK ON BEACHWAY DR; RIGHT ON CAPE LEYTE DRIVE; CAPE LEYTE DR TURNS INTO SHADOW LAWN DR AT THE CURVE; HOUSE IS ON THE LEFT AT THE CORNER OF SHADOW LAWN DRIVE AND CONTENTO DRIVE... OR ... FROM MIDNIGHT PASS RD, GO WEST ON SHADOW LAWN WAY; LEFT ON SHADOW LAWN DRIVE, HOUSE ON THE CORNER OF CONTENTO AND SHADOW LAWN DRIVE

Walk IQ/Drive IQ

WalkIQ

32

DriveIQ

35

Car-Dependent

Most errands require a car.

+

-

Property

Restaurent

Bar

Coffee

Store

School

Leaflet | © OpenStreetMap contributors CARTO | Icon made by Freepik from www.flaticon.com

Restaurants

Bars

Coffee

Stores

Public Schools

Land, Site, and Tax Information

SE/TP/RG:
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Tax ID:
0082160011
Tax:
\$5,171
Tax Year:
2026
Homestead Y/N:
No
Front Exposure:
East
Lot Size Acres:
0.32
Lot Size Square Footage:
14,300
Lot #:
121
Block/Parcel:
7
Zoning:
RSF-2
Zoning Compatible Y/N:
Yes
Additional Parcels Y/N:
No
Flood Zone Code:
AE

Assessment & Tax

Assessment Year	2025	2024	2023
Assessed Value - Total	\$433,347	\$421,134	\$408,868
Assessed Value - Land			
Assessed Value - Improved			
YOY Change (\$)	\$12,213	\$12,266	
YOY Change (%)	3%	3%	
Tax Year	2025	2024	2023
Total Tax	\$5,223.62	\$5,103.59	\$4,920.77
YOY Change (\$)	\$120	\$183	
YOY Change (%)	2%	4%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			11.5077
Sarasota Co. General Revenue		\$1,219	3.2653
Bonds-Debt Service		\$25	.0799
Sarasota Co. Legacy Trl		\$14	.0469
Mosquito Control		\$20	.046
Sarasota Co. Hospital Dist.		\$393	1.042
SW Fl Water Management Dist		\$69	.2043
West Coast Inland Navigation		\$15	.0394
Sarasota School Board		\$2,458	6.18
Emergency Medical Services		\$276	.66
Lighting-Siesta Key		\$2	.007
Navigable Waterways		\$11	.03

Water Information

Water Frontage Y/N:

Yes

Water Frontage:

Canal - Saltwater, Canal Front

Waterfront Feet:

204

Water Access:

Canal - Saltwater

Water View:

Canal

Water Extras:

Seawall - Concrete

Interior Information

Air Conditioning:

Central Air

Floor Covering:

Ceramic Tile, Engineered Hardwood, Epoxy, Porcelain Tile

Heating and Fuel:

Electric, Heat Pump, Propane

Security Features:

Fire Alarm, Security System, Security System Owned, Smoke Detector(s)

Fireplace Y/N:

Yes

Fireplace Description:

Electric, Living Room

Heated Area:

3,523

Heated Area Meters:

327.30

SqFt Heated Source:

Builder

Utilities:

Cable Available, Electricity Connected, Propane, Public, Sewer Connected, Underground Utilities, Water Connected

Interior Features:

Ceiling Fans(s), Crown Molding, Dry Bar, Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Appliances Included:

Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

Additional Rooms:

Bonus Room, Den/Library/Office, Great Room, Inside Utility, Loft

Rooms

Kitchen

First

Wood

Dining Room

First

Wood

Great Room

First

Wood

Primary Bedroom

First

Wood

Primary Bathroom

First

Tile

Inside Utility

First

Tile

Balcony/Porch/Lanai

First

Hall
Bedroom 2
Second
Wood
Bathroom 2
Second
Tile
Bedroom 3
Second
Wood
Bathroom 3
Second
Tile
Bedroom 4
Second
Wood
Bathroom 4
Second
Tile
Bonus Room
Second
Wood
Balcony/Porch/Lanai
Second
Tile

Exterior Information

Exterior Construction:

Stucco

Property Description:

Elevated

Roof:

Concrete

Pool:

Private

Pool Features:

Chlorine Free, Gunite/Concrete, In Ground, Lighting, Pool Alarm, Salt Water, Tile

Pool Dimensions:

28x12

Builder Model:

Casa Riparo

Builder Name:

Nutter Custom Construction

Exterior Feat:

Balcony, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor

Shower, Private Mailbox, Private Yard, Rain Gutters, Sliding Doors

Community Information

Community Features:

Deed Restrictions, Golf Carts OK

HOA Fee Requirement:

Optional

HOA Fee:

200

HOA Payment Schedule:

Annually

Housing for Older Persons Y/N:

No

Elementary School:

Phillippi Shores Elementary

Middle Or Junior School:

Brookside Middle

High School:

Sarasota High

Nearby Public & Private Schools

Assigned Public Schools

All Public Schools

Private Schools

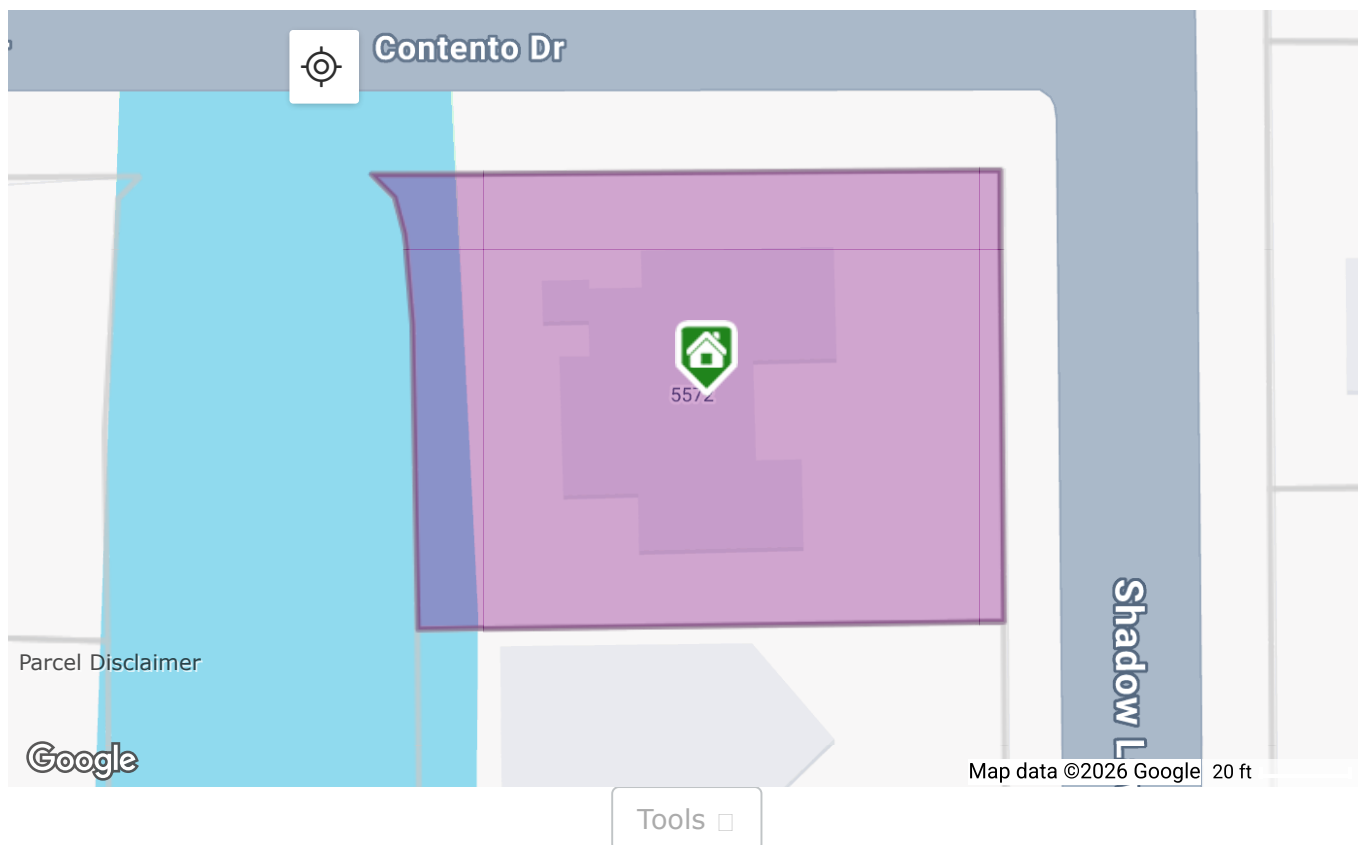
Distance	School Name	School Level	Rating
1.64 miles	Phillippi Shores Elementary School	Elementary PK - 05	4
2.55 miles	Brookside Middle School	Middle 06 - 08	3
4.02 miles	Sarasota High School	High 09 - 12	4

Source: Data from the National Center for Education Statistics, refreshed yearly. School rating provided by [SchoolDigger](#).



Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.



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