

LARGE WEST OF TRAIL DUPLEX OPPORTUNITY

1884 Southpointe Dr, Sarasota
INVESTMENT OPTIONS



COLDWELL BANKER

For more
information
contact

Mark Klecka
REALTOR

941.348.9400

Mark.Klecka@cbrealty.com



A rare West of the Trail gem, 1884 Southpointe Dr. sits in the highly desirable Southpointe Shores neighborhood, offering 2,808 sq. ft. of thoughtfully designed living space and unmatched flexibility. This duplex offers two updated units, one 4 bed / 3 bath and a 2 bed / 2 bath. More than just a duplex, this property is a lifestyle investment where location, versatility, and long-term value converge. Nestled in a quiet, tree-lined neighborhood with optional HOA access to a private boat ramp and kayak launch, it's perfect for sunset cruises, weekend paddles on Sarasota Bay, or simply enjoying the Florida sun. Just minutes from Siesta Key's world-famous beaches, Downtown Sarasota's vibrant arts and dining scene, and the boutique charm of The Landings and Gulf Gate Village, this property provides endless options for homeowners, investors, or anyone with a vision to create their dream coastal retreat.

Property Highlights:

- Possibility of Owner Financing
- .32 Acre Lot
- Close to Siesta Key Beach
- Newer Roof
- Private Entryways
- Private Patios
- Mature Landscaping
- Solid wood Kitchen Cabinets
- Gas Range and Electric Range
- Porcelain Tile Flooring
- Tile Flooring
- (2) Rheem Hot water heaters
- (2 sets) Washer/Dryer
- Flood Zone X

1884 Southpointe Dr.—Live, Earn, or Expand: Your Sarasota Dream Awaits

Option 1: Rent Both Sides:

Maximize your investment potential with two fully updated units ready for tenants. Unit 1886 features 1,639 sq. ft., 4 bedrooms, 3 bathrooms, a screened lanai, gas range, stainless steel appliances, luxury quartz counter tops, tray ceilings, and a flexible floor plan ideal for families or long-term renters. Unit 1884 offers 1,087 sq. ft., 2 bedrooms, 2 bathrooms, a sun room, stainless steel appliances, luxury quartz counter tops, tray ceilings, and a private fenced backyard. Both units include indoor laundry rooms, hurricane-impact windows, and a newer roof, ensuring comfort and ease for tenants. Rent both sides and enjoy immediate income in a coveted Sarasota location.

Option 2: Live in One, Rent the Other:

Combine homeownership with smart income generation. Live in one unit while renting out the other to offset your mortgage or supplement your income. Private entrances, fenced backyards, and brick-paver patios allow each resident to enjoy independence while providing spaces for connection - morning coffee under the palms or evening gatherings beneath the stars. This setup is perfect for families, professionals, or seasonal residents seeking the ultimate balance of lifestyle and practicality.

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Option 3: Convert Back to a Single-Family Home:

For those desiring a spacious, unified residence, the duplex can easily be converted back into a single-family home. With over 2,800 sq. ft. of flexible living space, 6 bedrooms, 5 bathrooms, and thoughtfully designed interiors, you can create a bright, open coastal retreat. Ideal for multi-generational living, entertaining, or simply enjoying a larger, flowing floor plan, this option combines the charm of Southpointe Shores with the functionality of a single-family layout as well as the possibility of adding in a two-car garage.

Option 4: Tear Down and Build Your Dream Home

For visionary buyers, the property offers a blank canvas to design your ultimate Sarasota residence. Build your custom dream home on this generous .32 acre lot while taking full advantage of Southpointe Shores' optional HOA membership, which provides access to a private boat ramp and kayak launch, perfect for sunset cruises or weekend paddles on Sarasota Bay. The location puts Siesta Key's beaches, Downtown Sarasota's arts, dining, and the boutique charm of The Landings/Gulf Gate Village just minutes away.

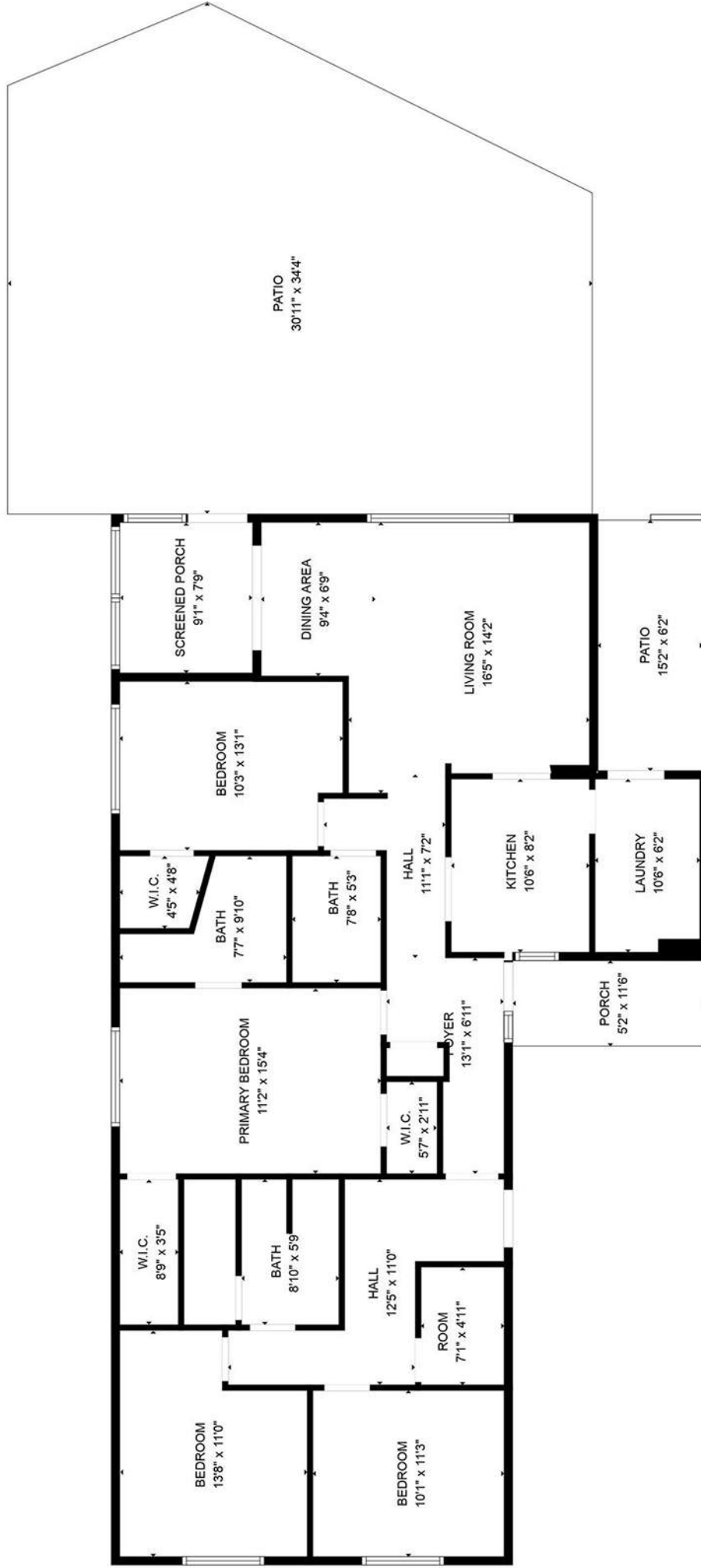
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The seller is open to hold the note as long as the terms make sense. This option opens the possibilities of owning this rare West of the Trail property to a wider range of savvy investors.

Property Upgrades Sheet

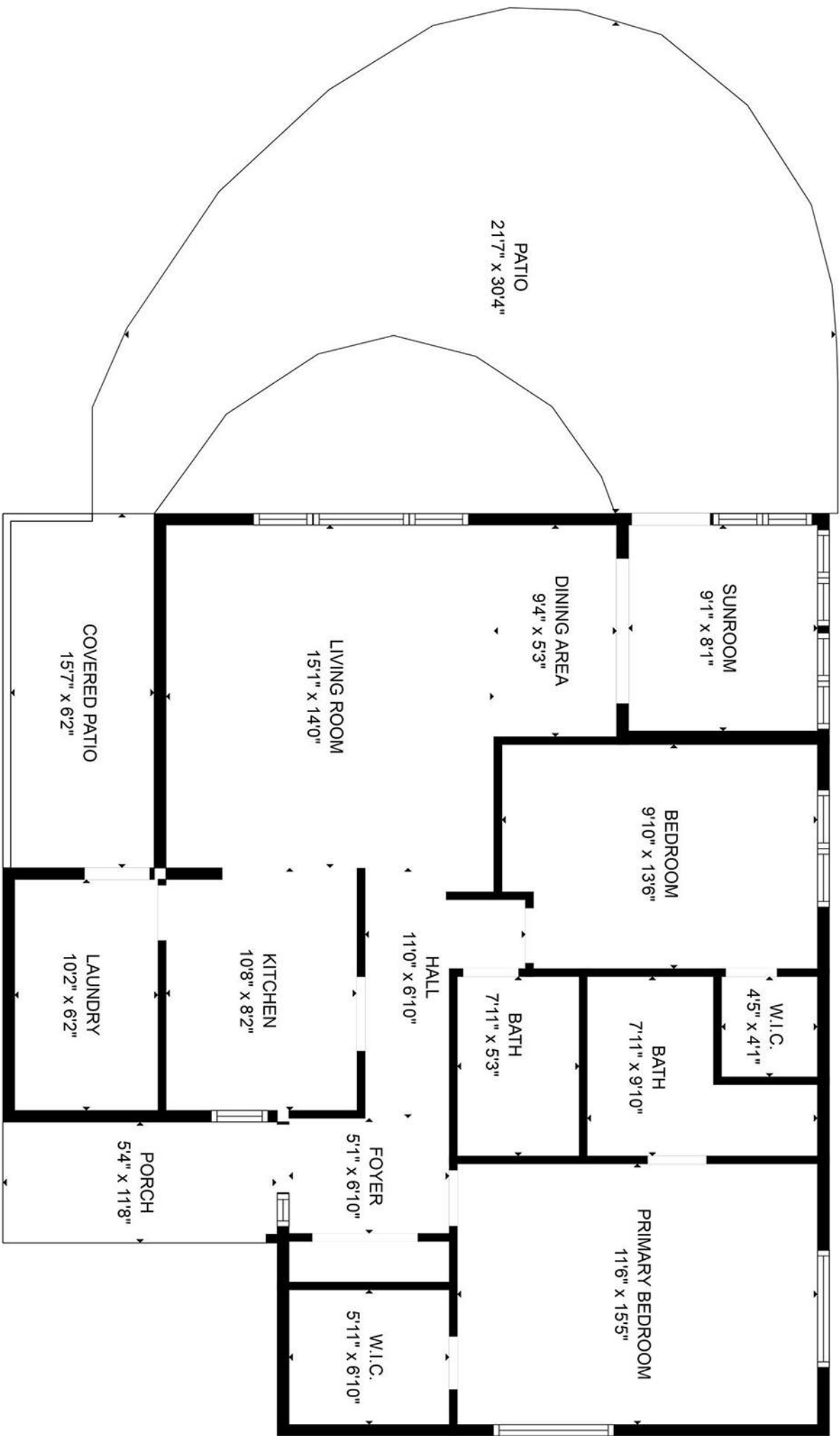
1884 / 1886 Southpointe Dr. Sarasota, FL 34231

- Minutes From Siesta Beach
- 2 Private Fenced In Backyards
- 2 Private Entryways
- High Ceilings
- Porcelain Tile Floors
- High Impact Hurricane Windows
- Optional HOA
 - Community Boat Access
- Flood Zone X
- LARGE LOT .32 Acres
- Gas Range & Electric Range
- 2 Large Rheem Hot Water Heaters
- Multiple Investment Opportunities
- Large Sun-room (Unit 1884)
- Large Lanai (Unit 1886)



TOTAL: 1537 sq. ft
FLOOR 1: 1537 sq. ft
EXCLUDED AREAS: SCREENED PORCH: 71 sq. ft, PORCH: 60 sq. ft, PATIO: 1000 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





TOTAL: 1096 sq. ft
FLOOR 1: 1096 sq. ft
EXCLUDED AREAS: PORCH: 62 sq. ft, PATIO: 455 sq. ft, COVERED PATIO: 94 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



GULF OF AMERICA

SIESTA KEY BEACH

STICKNEY POINT BRIDGE

BENDERSON DEVELOPMENT SIESTA PROMENADE
RETAIL, OFFICE SPACE, HOTEL AND RESTAURANTS 24 ACRE - MIXED DEVELOPMENT

LITTLE SARASOTA BAY

SARASOTA PAVILION
GROCERIES AND SHOPPING

15 MINUTES
TO DOWNTOWN

MINUTES TO SIESTA

TAMIAMI TRAIL / US 41

SUBJECT PROPERTY

1884 SOUTHPOINTE

Flood Disclosure



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, JOHN V. DAPELLO, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 1884 Southpointe Drive, Sarasota, FL 34231

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller ☐ has ☒ has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller ☐ has ☒ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
- a The overflow of inland or tidal waters.
 - b The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c Sustained periods of standing water resulting from rainfall.

Seller:

Date: 10/02/2025

Seller:

Date: _____

Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

Cross Property 360 Property Customer View

1884 SOUTHPOINTE DRIVE, SARASOTA, Florida 34231

Listing

A4667255 1884 SOUTHPOINTE DR, SARASOTA, FL 34231



County: Sarasota
Subdiv: SOUTHPOINTE SHORES
Subdiv/Condo:
Beds: 6
Baths: 5/0
Pool: None
Property Style: Single Family Residence
Lot Features:
Total Acreage: 1/4 to less than 1/2
Minimum Lease Period: 1 Month
Garage: No **Attch:** **Spchs:**
Garage/Parking Features:
Assigned Spchs:
New Construction: No
Property Condition: Completed
LP/SqFt: \$391.38
Home Warranty Y/N:
Flood Zone Code: X500
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
List Price: \$1,099,000

Year Built: 1972
Special Sale: None
ADOM: 36
CDOM: 36

Pets: Yes
Max Times per Yr:
Carport: No **Spchs:**
Permit Number:

Proj Comp Date:

Heated Area: 2,808 SqFt / 261 SqM
Total Area: 2,808 SqFt / 261 SqM

Live, Earn, or Expand—Your Sarasota Dream Awaits A rare West of the Trail gem in Southpointe Shores, this expansive 2,808 sq. ft. duplex captures the essence of Florida living—sun-drenched, private, and endlessly versatile. Perfect for investors seeking strong rental returns, homeowners dreaming of living in one side while the other pays the mortgage, or anyone with a vision to combine both residences into a single-family coastal retreat, this property delivers possibilities at every turn. Each unit has been thoughtfully updated for comfort, privacy, and modern ease. Two private entryways, fenced backyards, and brick-paver patios create an ideal balance of connection and independence—perfect for morning coffee under the palms or evening gatherings beneath the stars. Unit 1886 offers 1,639 sq. ft. with 4 bedrooms, 3 bathrooms, a screened lanai, gas range, stainless steel appliances, luxury quartz countertops, tray ceilings, and a flexible floor plan ideal for families or long-term tenants. Unit 1884 features 1,087 sq. ft., 2 bedrooms, 2 bathrooms, a sunroom, stainless steel appliances, luxury quartz countertops, tray ceilings, and a private fenced backyard, radiating coastal warmth and effortless style. Both units include indoor laundry rooms, newer roofs, and hurricane-impact windows— ready for immediate living or leasing. Outside, Southpointe Shores enchants with a quiet, tree-lined neighborhood and an optional HOA membership granting access to a private boat ramp and kayak launch, perfect for sunset cruises or weekend paddle adventures on Sarasota Bay. Just minutes away, enjoy Siesta Key's sugary sands, Downtown Sarasota's vibrant arts and dining scene, and the boutique charm of The Landings and Gulf Gate Village. More than a duplex, this property is a lifestyle investment where flexibility, location, and long-term value converge. Live beautifully, earn effortlessly, and own a piece of Sarasota's coastal magic in Southpointe Shores.

Land, Site, and Tax Information

Legal Desc: LOT 15 SOUTHPOINTE SHORES UNIT 3 REPLAT

SE/TP/RG: 21-37S-18E

Subdivision #:

Between US 1 & River:

Tax ID: [0112140026](#)

Taxes: \$9,506

Homestead: No

CDD: No

AG Exemption Y/N:

Alt Key/Folio #: 0112140026

Add Parcel: No

of Parcels:

Ownership: Fee Simple

SW Subd Condo#:

Development:

Flood Zone: X500

Floors in Unit/Home: One

Bldg Name/#:

Book/Page: 11-17

MH Make:

Land Lease Y/N: No

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions: 100x137

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage: No

Zoning: RMF1

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Block/Parcel:

Front Exposure: North

Lot #: 15

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name: Southpointe Shores

Flood Zone Date: 03/27/2024

Flood Zone Panel: 12115C0207G

Floor #:

Total # of Floors: 1

Census Block: 1

MH Model:

Census Tract: 002012

MH Width:

Lot Size Acres: 0.32

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Lot Size: 13,917 SqFt / 1,293 SqM

End Date of Lease:

Waterfront Ft: 0

Water Name:

Water Extras: No

Water Access: No

Water View: No

Addtl Water Info: Community Boat ramp and dock

Interior Information

A/C: Central Air

Heat/Fuel: Central

Heated Area Source: Public Records

Laundry Features: Inside, Laundry Room

Fireplace: No

Accessibility Features:

Utilities: Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected

Water: Public

of Wells:

Flooring Covering: Luxury Vinyl, Tile

Security Feat:

Total Area Source: Public Records

Window Features: Storm Window(s)

Furnishings:

Sewer: Public Sewer

of Septics:

Additional Rooms: Interior In-Law Suite w/No Private Entry
Interior Feat: Ceiling Fans(s), High Ceiling(s), Other, Primary Bedroom Main Floor, Solid Wood Cabinets, Tray Ceiling(s)
Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer
In-Law Suite:Yes **ILS Under Air SQFT:** **ILS Total SQFT:** **ILS Desc:**2+ Bedrooms

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First		Luxury Vinyl	Built-in Closet	
Bedroom 2	First		Luxury Vinyl	Built-in Closet	
Bedroom 3	First		Luxury Vinyl	Built-in Closet	
Family Room	First		Tile		
Kitchen	First		Tile		
Study/Den	First				
Primary Bathroom	First		Tile		
Bathroom 2	First		Tile	No Closet	
Bathroom 3	First			No Closet	
Living Room	First				

Exterior Information

Other Structures:
Ext Construction: Block, Concrete, Stucco **Foundation:** Slab **Property Attached Y/N:**
Roof: Shingle **Garage Dim:**
Property Description:
Architectural Style:
Ext Features: Private Mailbox
Other Equipment:
Patio And Porch Features:
Pool: None **Pool Dimensions:**
Pool Features: **Spa and Features:**
Vegetation:
View:
Farm Type: **Barn Features:**
Horse Amenities: **Fencing:** Wood
of Stalls: **# Paddocks/Pastures:**
Road Surface Type: Asphalt
Road Responsibility:Public Maintained Road

Green Features

Green Energy Generation: **Green Energy Generation Y/N:** No

Community Information

HOA / Comm Assn: Yes	HOA Fee:	HOA Pmt Sched:	Mo Maint\$(add HOA):
Master Assn/Name: No		Master Assn Fee:	Master Assn Ph:
Monthly HOA Amount:		Other Fee:	
Condo Fee:		Monthly Condo Fee:	
Housing for Older Per: No	Affidavit:	Expire/Renewal Date:	FCHR Website Y/N:
Can Property be Leased: Yes		Building Elevator Y/N:	
Association Approval Required: No		Years of Ownership Prior to Leasing Required: No	
Lease Restrictions: Yes			
Minimum Lease Period: 1 Month			
Approval Process: See County Rules and Regulations			
Additional Lease Restrictions: See County Rules and Regulations			

Tax

Owner Information

Owner:	Dapello John V	Owner (Alternate Format):	John V Dapello
Mailing Address:	3910 Golf Park Loop	Mailing City & State:	Bradenton FL
Mailing Zip:	34203	Mailing ZIP + 4:	3452
Mailing Carrier Route:	R021	Owner Occupied:	No

Location Information

Neighborhood Code:	6562-6562	Subdivision:	Southpointe Shores
Subdivision #:	1488	Township:	37S
Range:	18E	Section:	21
Lot:	15	Property ZIP:	34231
Property ZIP 4:	5338	Property Carrier Route:	C096
Census Tract:	002012	Census Block:	01
Census Block Group:	1	Zoning:	RMF1
Zoning Desc:	RESIDENTIAL MULTI FAMILY (6UN-RMF1	School District Name:	Sarasota County
		Map 1:	29-21
Spatial Flood Zone Code:	X500	Spatial Flood Zone Date:	03/27/2024
Spatial Flood Panel:	12115C0207G		

Estimated Value

RealAVM™:	\$1,054,900	Estimated Value Range High:	\$1,173,700
Estimated Value Range Low:	\$936,100	Value As Of:	11/03/2025
Confidence Score:	91	Forecast Standard Deviation:	11

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Folio/Strap/PID (1):	0112-14-0026	Folio/Strap/PID (3):	0112140026
% Improved:	64	Tax Area:	3600
Total Taxable Value:	\$734,900	Plat Book-Page:	11-17
Legal Description:	LOT 15 SOUTHPOINTE SHORES UNIT 3 REPLAT		

Assessment & Taxes

Assessment Year	2024	2023	2022
Just Value - Total	\$734,900	\$840,600	\$612,200
Just Value - Land	\$266,300	\$302,600	\$226,600
Just Value - Improved	\$468,600	\$538,000	\$385,600
Assessed Value - Total	\$734,900	\$840,600	\$461,120
Assessed Value - Land	\$266,300	\$302,600	
Assessed Value - Improved	\$468,600	\$538,000	
YOY Assessed Change (\$)	-\$105,700	\$379,480	
YOY Assessed Change (%)	-13%	82%	
Tax Year	2024	2023	2022
Total Tax	\$9,505.88	\$10,682.79	\$7,243.66
Change (\$)	-\$1,177	\$3,439	
Change (%)	-11%	47%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			11.5133
Sarasota Co. General Revenue		\$2,373	3.2653
Bonds-Debt Service		\$52	.0799
Sarasota Co. Legacy Trl		\$29	.0469
Mosquito Control		\$34	.046
Sarasota Co. Hospital Dist.		\$766	1.042
SW Fl Water Management Dist		\$140	.2043
West Coast Inland Navigation		\$29	.0394
Sarasota School Board		\$4,506	6.18
Emergency Medical Services		\$507	.66
Lighting-Southpointe Shores		\$25	.0391

Characteristics

County Use:	Duplex	State Land Use Desc:	MULTI-FAM 1-9 UNITS-08
Land Use - CoreLogic:	Duplex	Building Type:	Multi Family
Year Built:	1972	Effective Year Built:	2012
Living Square Feet:	2,808	Living Square Feet:	2,808
Total Building Sq Ft:	3,382	Total Building Sq Ft:	3,382
Heated Sq Ft:	2,808	Ground Level Sq Ft:	2,808
Stories:	1.0	Total Units:	2
Total Rooms:	4.000	Bedrooms:	6
Total Baths:	5	Full Baths:	5.000
Cooling Type:	Yes	Heat Type:	Heated
Porch:	Screened Porch	Roof Material:	Asphalt Shingle
Roof Shape:	GABLE	Construction:	Masonry

Interior Wall:	DRYWALL	Exterior:	Stucco
Floor Covering Material:	CARPET	Foundation:	Slab
Lot Sq Ft:	13,917	Lot Acres:	0.320
Lot Frontage:	100	Lot Depth:	137

Building Description	Building Size
SPA	72
MLA	81
MLA	2,727
OPA	180
OPA	184
OPA	138

Photos



Front



Front Entry Way



Unit on left Side



Living Area



Living Area



Living Area



Living Area



Living Area



Dining Area / Living Area



Dining Area / Living Area



Dining Area



Kitchen



Kitchen



Kitchen



Kitchen



Covered Lanai



Bedroom 1



Bedroom 1



Bedroom 1



Closet



Full Bath



Laundry Room



Full Bath



Full Bath



Bedroom 2



Bedroom 2



Closet



Bedroom 3



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Private Patio



Private Patio



Private Patio



Unit on Right



Bedroom1



Bedroom1



Bedroom1



Closet



Bathroom 1



Bathroom 1



Laundry Room



Laundry Room



Bathroom 2



Bathroom 2



Bedroom 2



Bedroom 2



Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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GULF OF AMERICA

SIESTA KEY BEACH

STICKNEY POINT BRIDGE

BENDERSON DEVELOPMENT SIESTA PROMENADE
RETAIL, OFFICE SPACE, HOTEL AND RESTAURANTS 24 ACRE - MIXED DEVELOPMENT

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MINUTES TO SIESTA

SUBJECT PROPERTY

1884 SOUTHPOINTE

15 MINUTES
TO DOWNTOWN

TAMIAMI TRAIL / US 41





Revenue Estimate for:

1884 Southpointe Drive

1884 Southpointe Drive, Sarasota, FL, USA



Created Date

Oct 02, 2025

Estimated Annual Revenue

\$33400

Average Daily Rate

\$162

Occupancy

66%

SkyRun Sarasota

julie.wilson@skyrun.com

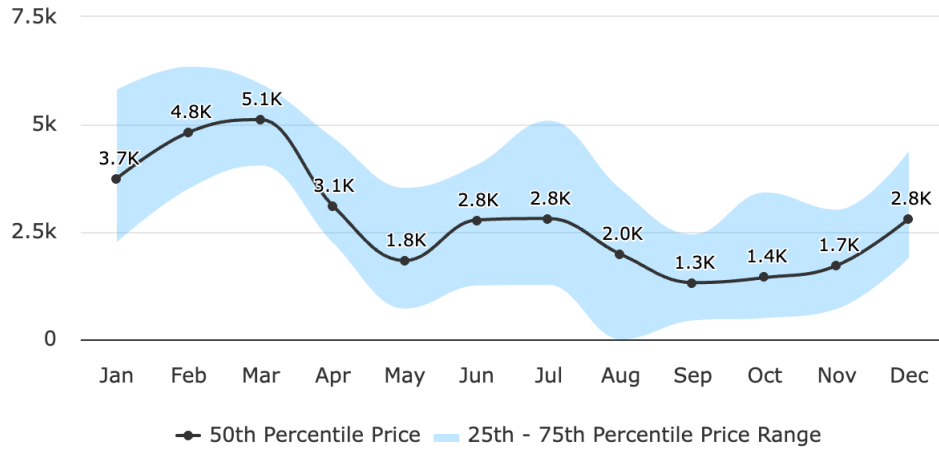
9417355761



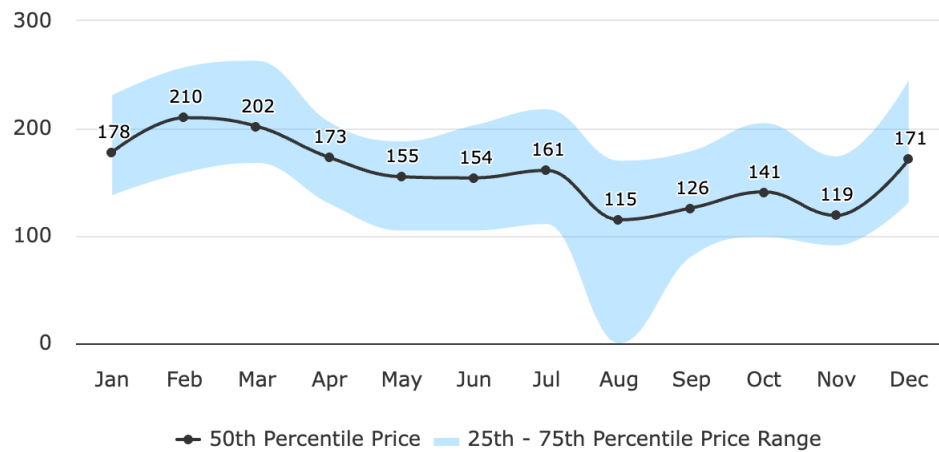
Estimated Annual Revenue

\$33400 \$2788/mo

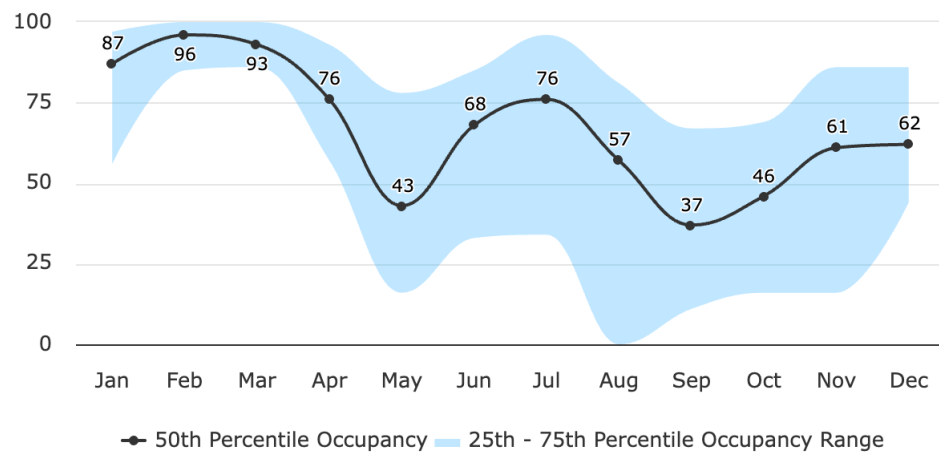
Estimated Range (25th to 75th percentile)

\$18800 - \$52200 \$1567/mo - \$4350/mo


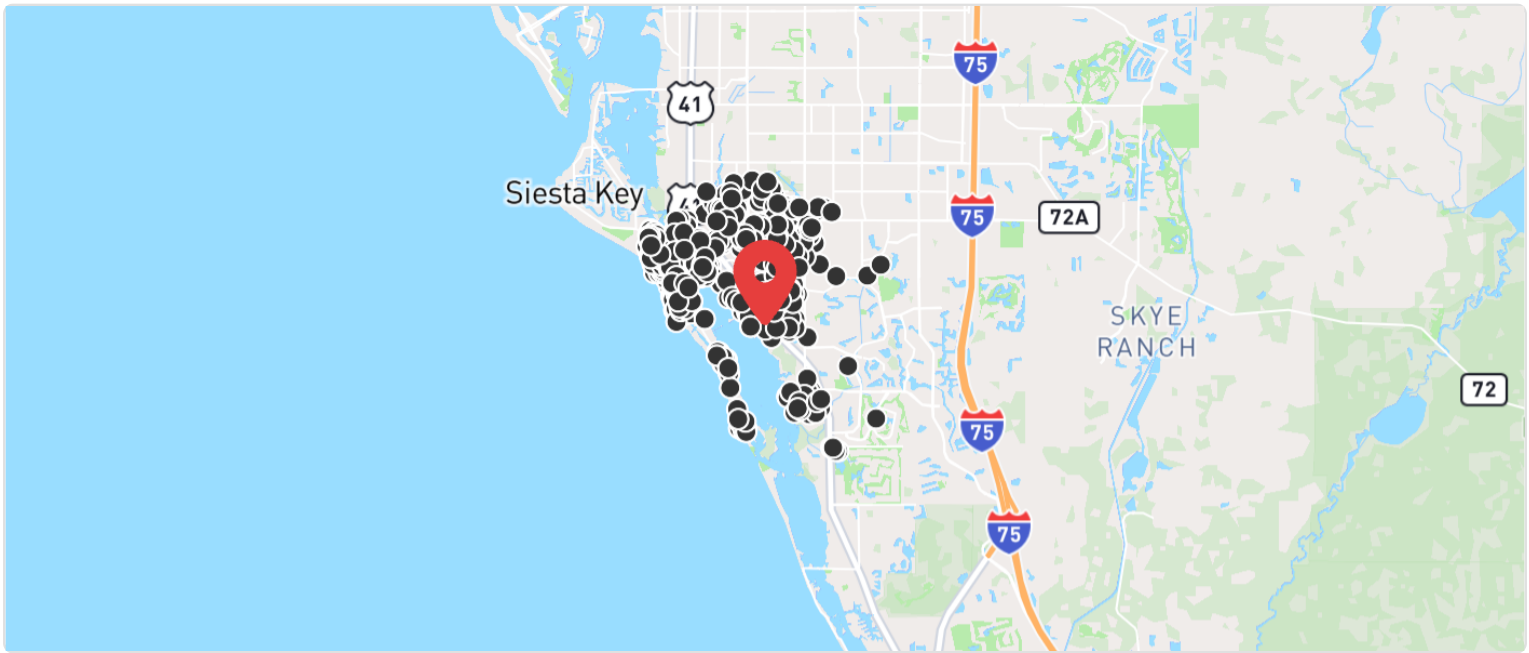
Average Daily Rate

\$162


Adjusted Occupancy

66%


Nearby Listings



Top Earning Listings

88



Revenue Estimate for:

1886 Southpointe Drive

1886 Southpointe Dr, Sarasota, FL, USA

 2

Created Date

Oct 02, 2025

Estimated Annual Revenue

\$25100

Average Daily Rate

\$146

Occupancy

53%

SkyRun Sarasota

julie.wilson@skyrun.com

9417355761

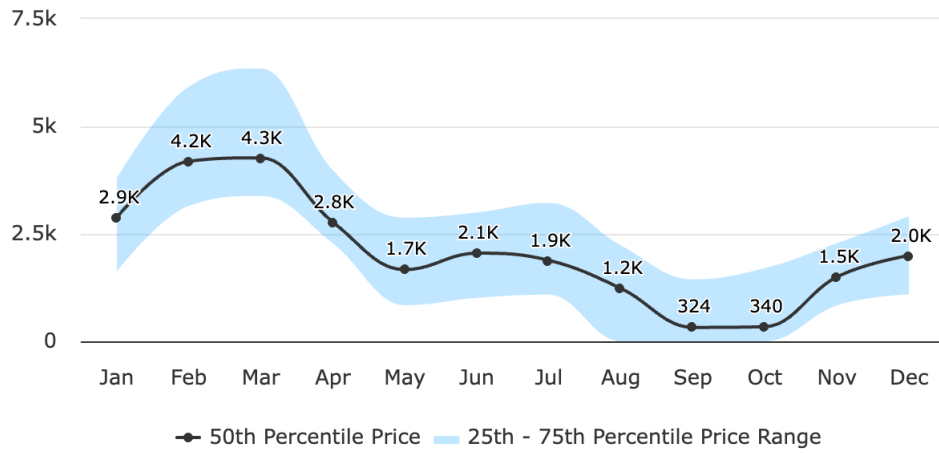


Estimated Annual Revenue

\$25100 \$2092/mo

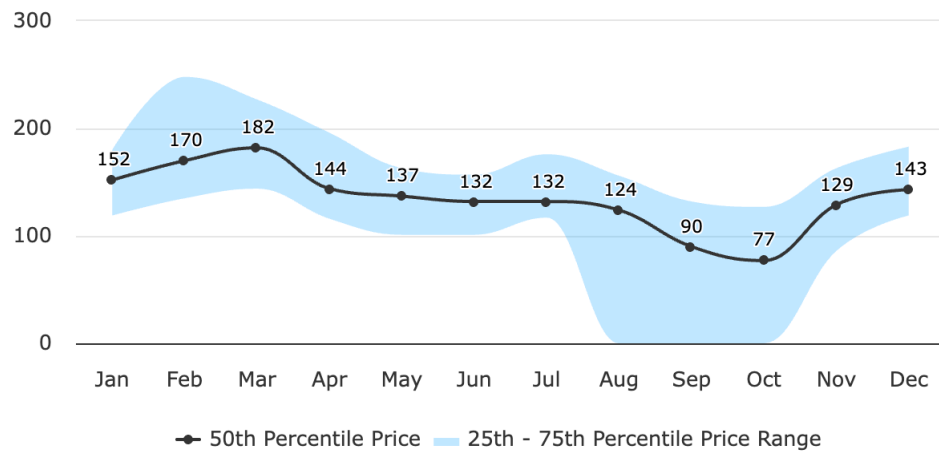
Estimated Range (25th to 75th percentile)

\$15300 - \$39700 \$1275/mo - \$3309/mo



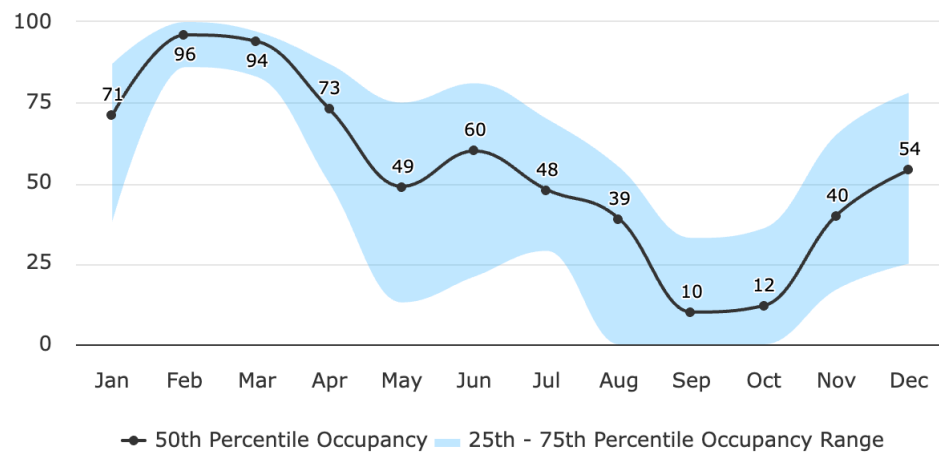
Average Daily Rate

\$146

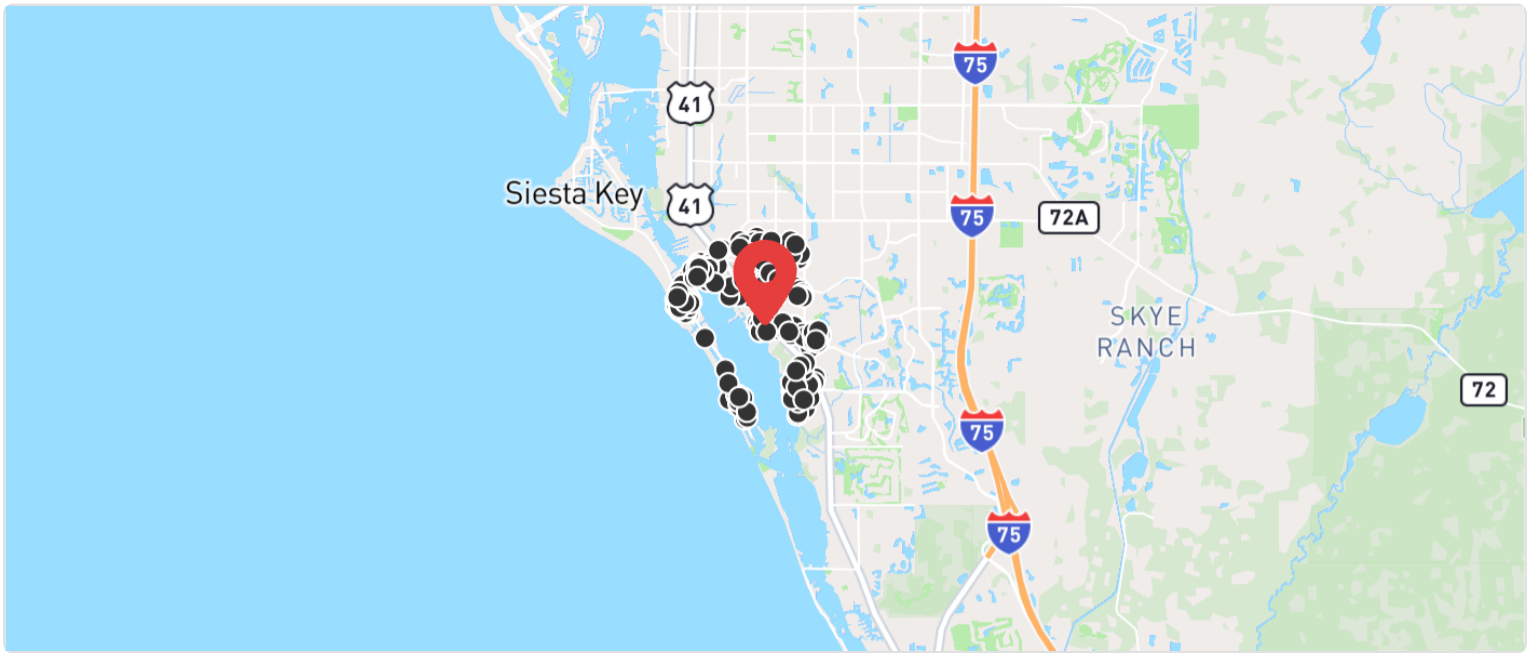


Adjusted Occupancy

53%



Nearby Listings



Top Earning Listings

78