

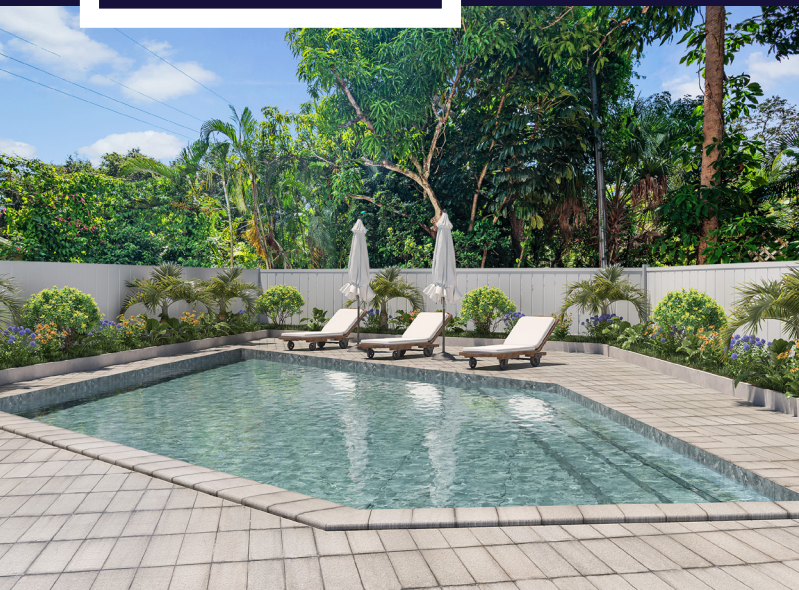


SUNCOAST LUXURY  
REAL ESTATE

BY  
CHAD FONDER

# “MAI JOI MIETAW” BY M&J PHAM HOMES

2330 MIETAW DRIVE





# 2330 MIETAW DRIVE

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5 BEDS | 3 BATHS | 3,267 SQ. FT. | 6,970 SQ. FT. LOT



Prime West of the Trail, custom-built, new construction, coastal contemporary, modern home by “M&J Pham Homes.” Located in highly-esteemed McClellan Park, spanning 3,267 square feet, Mai Joi Mietaw is an unbelievable deal in this neighborhood. This home features five bedrooms (one on the first story, four on the second), three baths, and a two-car garage. Its long list of features include many green/energy-efficient features and the use of hurricane resistant materials. The spacious kitchen will feature custom cabinetry, a large island with Quartz countertops, and stainless steel appliances with a natural gas cooktop. The oversized primary suite spans the entire west side of the second story and will feature French doors that lead out to an 18’x11’ balcony with views of the pool and backyard. It also will feature an ensuite bath with a freestanding tub, glass-enclosed shower, and a custom cabinet package with fine finishes including dual sinks, shower fixtures, and Quartz countertops. Exterior highlights will include a custom-designed, gas-heated pool showcasing pavers, an outdoor kitchen for entertaining, and covered lanai areas. This gem is located half a mile to Southside Elementary, two miles to Downtown Sarasota, and a half mile to Southside Village and Sarasota Memorial Hospital. Other nearby popular locations include Marina Jack and Bayfront Park within two miles, and Siesta Key, Lido Beach and St. Armand’s Circle within five miles. This home is also close to the Sarasota International Airport, the fastest growing airport in the United States. If you want a luxurious custom home in one of the best locations in Southwest Florida, then this is the home for you. This original masterpiece will be completed in October 2021. It will move quickly, so schedule a private tour today to see it for yourself!

**PHOTOS, VIDEOS, AND FLOORPLANS AVAILABLE AT  
WWW.2330-MIETAW.COM**



# M&J PHAM HOMES

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The Pham family moved to Sarasota and fell in love with Southside School, Southside Village, the local beaches, and the neighborhood locally referred to as “West of the Trail.” As they were searching for a family home, they soon realized there was a lack of new homes to choose from in this beautiful, quaint, well located area. They decided to solve that problem by investing in the area and developing new, coastal contemporary and coastal modern farmhouse homes to attract other families to the area they love to call home. It is this vision that fuels the Pham’s to invest back into the local area and local businesses to create a legacy they can pass on to their daughters, Mai and Joi.





# WEST OF TRAIL LIFESTYLE

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- Half a mile to Southside Elementary School
- Within half a mile to Southside Village
- Southside Village has it all:
  - » Popular Morton's Gourmet Market
  - » Home decor stores
  - » Trendy boutiques and shopping
  - » Jewelry stores
  - » Sidewalk tables at restaurants and taverns
- Within one mile to Sarasota Memorial Hospital
- Two miles to Downtown Sarasota
  - » Home to some of the city's best shops, restaurants, galleries, fitness studios, and performing arts
- Two miles to Sarasota Farmers Market
  - » (Every Saturday from 7am to 1pm)
- Two miles to Marina Jack
  - » Marina with deep harbor dockage
  - » Waterfront dining
  - » Boat Club and boat/jet ski rentals
  - » Marina Jack cruises
- Two miles to Bayfront Park
  - » Waterfront walking/biking trails
  - » Picnic and playground areas
  - » Fishing
  - » Boat Club
  - » O'Leary's Tiki Bar & Grill
- Five miles to Lido Beach and the famous St. Armands Circle
- Five miles to the world-renowned Siesta Key Beach and Village
  - » 99% Quartz Beach Ranked "Top Beach in America"
  - » Village is well known for shopping, dining, and partying
- Six miles to Sarasota International Airport
  - » Fastest-growing airport in the United States





# FEATURES AND SPECIFICATIONS

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## CONSTRUCTION FEATURES

- 10-year structural warranty
- Manufacturers' warranties on equipment and appliances
- Permit, impact and water, and sewer connection fees included

## EXTERIOR FEATURES

- Concrete block construction with two coats of waterproof lace stucco over the block
- 3000 psi concrete footings and steel-reinforced perimeter tie-beam
- 6 mil Poly-visqueen moisture barrier below slab
- Soil pre-treated for subterranean termites
- Two-course stem wall
- Maintenance-free aluminum soffit and fascia
- Professionally engineered roof trusses
- 5v Metal roof on first floor and second floor
- Professionally designed custom landscape package
- Paver driveway and front entry
- Two exterior hose bibs
- Pavers on porch and lanai
- Neighborhood approved mailbox
- Sherwin Williams painted exterior
- Schlage Addison front entry handle set with deadbolt and Broadway lever
- Schlage deadbolt on all exterior hinged doors
- Raised panel steel garage door with automatic opener
- Custom-designed, gas-heated pool





# FEATURES AND SPECIFICATIONS

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## INTERIOR FEATURES

- 200-amp electrical service
- Orange Peel interior wall finish and knockdown ceiling finish
- Interior wood framing 16" on center
- Schlage Accent, Merano, or Broadway Interior Door Handles
- 5 1/4" base molding
- Ceramic tile flooring in entrance foyer, kitchen, breakfast nook, bathrooms, and utility room
- Carpet in bedrooms
- Sherwin Williams paint used throughout
- Corian or marble window sills
- PGT vinyl single-hung windows
- PGT aluminum 8' sliding glass doors
- Pre-wired for ceiling fans in bedrooms, family room, and lanai
- Pull-down attic stairs in garage with light and switch
- Raised panel shaker interior doors
- Smoke detectors throughout, as per code
- Decora light switches and outlets
- CPVC plumbing lines throughout
- Laundry tub
- Recessed lighting in kitchen, front entry, and lanai
- Elevator shaft location for future elevator

## KITCHEN FEATURES

- Quartz countertops
- Huge eat-in island
- Stainless steel undermount sink
- Custom-designed cabinet package with dovetail, full extension drawers
- Stainless steel appliance package and gas cooktop
- Undercounter wine refrigerator
- One-half HP garbage disposal
- Ice-maker line to refrigerator
- Moen Conneaut faucet in spot resist stainless





# FEATURES AND SPECIFICATIONS

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## BATHROOM FEATURES

- Custom-designed cabinet package with dovetail, full extension drawers
- Quartz countertops
- Ceramic undermount sink(s)
- Elongated, comfort height Toto or Kohler water closets
- Freestanding tub in master
- Moen Brantford sink and shower fixtures in chrome
- Wonder Board used behind all shower and tub walls
- Exhaust fans in all baths



## ENERGY SAVING FEATURES

- High efficiency 14-SEER professionally engineered heat pump air-conditioning system
- R-38 ceiling insulation
- R-13 insulation in framed exterior walls
- Foam insulation board on exterior block walls with a 4.1 R-value
- 40-gallon, quick recovery water heater, or on-demand hot water heater

## ALSO INCLUDED

- Professionally engineered plans
- Architectural design
- All permit fees

## BUILDER FEATURES

- Certified Building Contractor on-site daily to ensure the utmost quality in your new home
- Dedicated to giving you a truly custom home
- All licenses and insurances as required by state of Florida
- Over 20 years of experience building in Florida







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**CHAD FONDER**

Agent & Neighbor | REALTOR®



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If you would like to know more about this marvelous home  
or want to schedule a private tour, please call me today at  
**941.961.3865** for more information.

Or visit the website at: **www.2330-Mietaw.com**



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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