

Lido Shores

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In the 1950s, a new style of architecture sprang up in a development off the north end of Lido Key on an island in Sarasota's New Pass. Lido Shores began as a vision of Phillip Hiss, an accomplished writer, photographer and traveler, who moved to Sarasota in 1948. Hiss was drawn to Sarasota because of the work of Paul Rudolph, an outstanding young architect who is now recognized, along with Ralph Twitchell, as one of the founders in the Sarasota School of Architecture. With Rudolph and other Sarasota architects, Hiss hoped to build speculative modern homes.



ACTIVE LISTINGS IN YOUR NEIGHBORHOOD (October 2016)

Listing Address:	List Price:	Beds:	Baths:	Sq Ft:	Pool:	Water:	LP/Sq Ft:
1116 WESTWAY DR	\$900,000	3	3	1,516	None	None	\$594
350 MORNINGSIDE DR	\$1,650,000	3	3	2,674	Yes	Bayou	\$617
201 MORNINGSIDE DR	\$1,750,000	4	6	4,240	Yes	None	\$413
462 BOWDOIN CIR	\$2,450,000	3	2	2,028	Yes	Bay/Harbor	\$1,208
1410 JOHN RINGLING PKWY	\$3,500,000	3	2	2,148	Yes	Bay/Harbor	\$1,629
1355 WESTWAY DR	\$6,900,000	4	5.3	6,193	Yes	New Pass	\$1,114
1415 WESTWAY DR	\$6,999,999	8	9.2	11,642	Yes	New Pass	\$601
1219 WESTWAY DR	\$7,900,000	5	6.2	7,415	Yes	New Pass	\$1,065

SALES IN YOUR NEIGHBORHOOD (2016)

Property Adress:	Sold Price:	Beds:	Baths:	Sq Ft:	Pool:	Water:	Sold Date:	SP/Sq Ft:	Orig. List \$:	LP/Sq Ft:	CDOM:
1211 Center Pl	\$900,000	4	4	2,571	Yes	None	10/3/2016	\$350	\$989,000	\$385	346
295 Morningside Dr	\$835,000	3	3	2,776	Yes	None	7/5/2016	\$301	\$959,000	\$345	283
1141 Center Pl	\$900,000	3	3	3,073	Yes	None	4/21/2016	\$293	\$995,000	\$324	216
400 Bowdoin Cir	\$2,918,000	3	4.1	3,435	Yes	Bay/Harbor	3/31/2016	\$849	\$3,495,000	\$1,017	34
451 Bowdoin Cir		3	4.1	3,085	Yes	None	Pending		\$3,250,000	\$1,053	93



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