

GOING UP/Burns Court Villas and others

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Burns Court inspired both the name and the scale of Burns Court Villas. Ground has been broken at Oak Street and Palm Avenue for a project its developers say complements the area.

Developers Mark Miller, Terry Conti and Gilbert Alvarez will mix roof heights and colors from an Italian palette. The 23 villas will be built around the perimeter of the site. A central garden courtyard will fill more than half of the property.

The main entrance will be on South Palm Avenue with other secured pedestrian entries on Oak Street and Selby Lane, leading into Burns Court. Ground was broken and completion is expected in the fourth quarter of 2005.

Being adjacent to Burns Court is an amenity that buyers like, Alvarez said.

"You can't beat this area and we're in walking distance to the good stuff," Alvarez said.

His buyers have been a mix of people moving from the keys to downtown, snowbirds planning to move here and seasonal people. Alvarez says he isn't competing with the two high-rise projects going up in the Burns Court neighborhood.

The 11-story Savoy on Palm, directly west of Burns Court, is up to the third level and nearing sellout. Five of 24 condominiums are still available at \$1.44 million to \$1.635 million for 2,975 to 3,600 square feet. The penthouse, with 5,700 square feet, is \$3.65 million. The sales office is at 303 S. Palm Ave., or call 366-5757.

"We'll sell out this season," said Liz Breuer, president of Wallenberg Development. "We tried to design it like a boutique hotel, and we're getting some really great people, including a lot of Sarasotans coming out of large homes."

Amenities include a 60-foot lap pool, rooftop terrace, fitness center, library, guest suite and two-car enclosed garage for each buyer.

Kanaya, the "healthy living" condominium that has broken ground at 505 S. Orange Ave., has seven of 35 condominiums still available at \$1.1 million to \$1.65 million. Completion is expected April 2006. Information is available at 1530 Dolphin St. or by calling 376- 6969.

Kanaya is the vision of Dr. Harvey Kaltsas, Oriental medicine and acupuncture specialist, who says that the neighborhood and amenity/ fitness level, as well as the healthy features, are driving sales.

Burns Court Villas

What: 23 villas at Oak Street and Palm Avenue, Sarasota

Price/size: Thirteen villas still available are \$850,000 to \$973,000 for from 2,000 to 2,200 square feet of living area.

Amenities: Italian-style garden courtyard, fountains, pool with glass-tile mosaics, Jacuzzi, terraces.

Developer: Burns Court Development, Mark Miller and Terry Conti of Waterside Investment Group; and Gilbert Alvarez as managing partner.

Builder: Westwater Construction Inc., headed by Miller.