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**A4477572 35 LIGHTHOUSE POINT DR, LONGBOAT KEY, FL 34228**



**County:** Sarasota  
**Property Style:** Single Family Residence  
**Subdiv:** LIGHTHOUSE POINT  
**Beds:** 4, **Baths:** 4/1  
**Pool:** Private  
**Garage:** Yes **Attch:** Yes **Spcs:** 3  
**Home Warranty Y/N:**  
**New Construction:** No  
**Builder Name:** Carr Construction  
**Builder Model:** Custom  
**Total Annual Fees:** 4,912.00  
**Average Monthly Fees:** 409.33

**Status:** Active  
**List Price:** \$3,875,000  
**LP/SqFt:** \$874.72  
**Year Built:** 2008  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:** 4,430 SqFt / 412 SqM  
**Total Area:** 6,402 SqFt / 595 SqM  
**Total Acreage:** 1/4 to less than 1/2  
**Lot Features:**  
**Flood Zone Code:** AE

This casually elegant custom designed residence by DSDG Architects is in the exclusive gated Lighthouse Point waterfront enclave of just 16 custom residences at the southern end of Longboat Key. Lighthouse Point is a peninsula nestled on deep water boat basin at the edge of the Intracoastal Waterway and New Pass. The remarkable design has taken advantage of the exceptional site offering expansive water views for enjoying the peaceful tropical outdoors in a beautifully landscaped setting. Meticulous attention to details and craftsmanship, from the large open living spaces with custom moldings, soaring ceilings and inlaid marble floors, to the stunning finishes and fixtures has created an elegant, yet comfortable home that creates a peaceful sanctuary for the owners, perfect for enjoying memorable family gatherings or stylish entertaining. The residence includes a separate living room, dining room that can seat 10 for dinner parties, family room, office with custom wooden built-ins, a three-car side entry garage with room for storage, deep-water dock with a boat lift on a large secluded harbour, and Pella impact storm glass windows and French doors throughout. The spacious chef's kitchen includes wood cabinets, gas cooktop with a marble back splash, two dishwashers, wine cooler and other high-end appliances. The master suite on the first living level has his and her's bathrooms and large walk-in closets, as well as a breakfast bar. In addition, there are two en-suite guest bedrooms including one with a spacious sitting area. There is a third guest suite located on the other side of the courtyard that the current owners use as an art studio, but perfect for home gym, guest quarters or a caretaker apartment. Within the private sunlit courtyard is a beautifully designed 45' heated saltwater lap pool and expansive seating areas surrounded by lush landscaping and a lion fountain (the pool heater was replaced this year.) A wide sloped lawn leads to a private dock, suitable for a 35-40 foot boat, and is fitted with a boat lift. Enjoy endless sunsets from the dock or on your boat, watch frolicking dolphins, manatees and beautiful birds at your private tropical oasis on Longboat Key. The four HVAC systems were replaced this year and the hot water heater in 2019. The house was built 2' above the required base flood elevation. Owners in the Lighthouse Point neighborhood enjoy their own tennis court plus the nearby gulf front beach, easy access to the Resort at the Longboat Key Club and the Links Golf Course and fitness center. Famed St. Armand's Circle is just over a mile away.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 5 LIGHTHOUSE POINT  
**SE/TP/RG:** 27-36-17  
**Subdivision #:**  
**Tax ID:** [0013030006](#)  
**Taxes:** \$36,842  
**Homestead:** Yes **CDD:** No  
**Ownership:** Fee Simple  
**SW Subd Condo#:**

**Bldg Name/#:**  
**Total # of Floors:**  
**Land Lease Fee:**  
**Lot Dimensions:**  
**Water Frontage:** Yes-Bay/Harbor  
**Water Access:** Yes-Bay/Harbor  
**Water View:** Yes-Bay/Full

**Zoning:** GPD  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2019  
**Annual CDD Fee:**  
**Complex/Comm Name:**  
**SW Subd Name:** Lighthouse Point  
**Flood Zone Date:** 11/04/2016  
**Floor #:**  
**Census Block:**  
**Total Units:**  
**Lot Size Acres:** 0.40  
**Waterfront Ft:** 100  
**Water Name:** SARASOTA BAY  
**Water Extras:** Yes-Dock - Composite, Dock w/Electric, Lift, Sailboat Water

**Block/Parcel:**  
**Book/Page:** 33-46  
**Front Exposure:** South  
**Lot #:** 5  
**Other Exemptions:**  
**Planned Unit Dev:**  
**Census Tract:** 8.01  
**Lot Size:** 17,520 SqFt / 1,628 SqM

**Interior Information**

**A/C:** Central Air, Zoned  
**Heat/Fuel:** Central, Electric, Zoned  
**Utilities:** Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Underground Utilities  
**Sewer:** Public Sewer  
**Water:** Public  
**Fireplace:** Yes-Gas  
**Heated Area Source:** Public Records  
**Total Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer, Wine Refrigerator  
**Flooring Covering:** Carpet, Marble  
**Interior Feat:** Built in Features, Crown Molding, Eating Space In Kitchen, High Ceiling(s), Master Bedroom Downstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments  
**# of Wells:** 1  
**# of Septics:**

Room Type	Level	Dimen	Flooring	Features
Living Room	First	18x18	Marble	
Dining Room	First	17x15	Marble	
Family Room	First	16x15	Marble	Ceiling Fan(s)
Office	First	15x10	Tile	
Kitchen	First	17x11	Marble	

Master Bedroom	First	15x15	Carpet	Ceiling Fan(s)
Bedroom 2	First	12x12	Carpet	Ceiling Fan(s)
Bedroom 3	First	17x12	Carpet	Ceiling Fan(s)
Bedroom 4	First	19x13	Concrete	Other - Specify In Remarks

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Tile

**Foundation:** Slab

**Property Description:**

**Ext Features:** French Doors, Irrigation System

**Pool:** Private

**Pool Features:** Auto Cleaner, Heated, In Ground, Lap Pool, Salt Water, Self Cleaning

**View:** Water

**Garage Dim: , Attached Garage Y/N:**Yes

**Property Attached:**

**Architectural Style:**Custom

**Pool Dimensions:**

**Spa:** No

**Vegetation:** Trees/Landscaped

#### Green Features

#### Community Information

**Community Features:** Deed Restrictions, Gated Community, Golf Community, Tennis Courts, Water Access, Waterfront

**Fee Includes:** Common Area Taxes, Private Road, Security

**HOA / Comm Assn:** Yes

**HOA Fee:** \$4,912.00 / Required

**HOA Pmt Sched:** Annually

**Building Elevator Y/N:**No

**Mo Maint\$(add HOA):**

**Condo Fee:**

**Other Fee:**

**Housing for Older Per:** No

**Elementary School:** Southside Elementary

**Middle School:** Booker Middle

**High School:** Booker High

**Association Approval Required:** Yes

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** Yes

**Approval Process:** per Association Guidelines.

**Additional Lease Restrictions:** 1 mo min rentals allowed per Association Guidelines.

**Association/Manager Name:**Lighthouse Point Assoc of Longboat Key

**Association/Manager Contact Phone:**941-460-5560

**Association Email:**

**Association URL:**

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