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**A4529467 1241 GULF OF MEXICO DR, #402, LONGBOAT KEY, FL 34228**



**County:** Sarasota  
**Property Style:** Condominium  
**Subdiv:** WATER CLUB  
**Beds:** 3, **Baths:** 4/1  
**Pool:** Community  
**Garage:** Yes **Attch:** Yes **Spcs:** 1  
**Max Times per Yr:** 1  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Fees:** 21,400.00  
**Average Monthly Fees:** 1,783.33

**Status:** Active  
**List Price:** \$3,500,000  
**LP/SqFt:** \$1,029.41  
**Year Built:** 1996  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:** 3,400 SqFt / 316 SqM  
**Total Area:** 3,952 SqFt / 367 SqM  
**Total Acreage:**  
**Lot Features:** In City Limits  
**Flood Zone Code:** VE

This direct Gulf front condominium offers the most outstanding view in Longboat Key's, The Water Club. The furnished Arlington floor plan has a private elevator leading to a furnished 3 bedroom/5-bathroom residence. The master suite has his and her bathrooms and a spacious walk-in closet with built-ins. The living room is a showcase for the panoramic Gulf views featuring tall ceilings and floor-to-ceiling walls of glass. The expansive kitchen includes an island and breakfast nook. The split bedroom floor plan gives extra privacy with two en-suite guest rooms and direct access to the Gulf front balcony from each. Three large sunlit terraces offer endless views of the sparkling waters of the Gulf and magnificent sunsets. The Water Club amenity package is superior to any other condo on the key. Owning here gives exclusive use of a beautifully designed Clubhouse with club room and billiard table, library with fireplace, ballroom, and private dining room, providing residents with additional living and recreational spaces. Amenities also include 4 Har-Tru tennis courts, a spa and fitness center, Olympic sized Gulf-side heated pool, 24-hour security, concierge service and magnificent grounds. Located at the south end of Longboat Key, the residence is just minutes from exclusive St. Armand's Circle, the exciting waterfront of downtown Sarasota, the many attractions, theater, and other cultural amenities of the city, and only 15 minutes to the Sarasota/Bradenton International airport.

**Land, Site, and Tax Information**

**Legal Desc:** UNIT 402 THE WATER CLUB 1 AT LONGBOAT KEY

**SE/TP/RG:** 16-36-17

**Subdivision #:**

**Tax ID:** [0009112024](#)

**Taxes:** \$33,206

**Homestead:** No

**CDD:** No

**AG Exemption YN:**

**Ownership:** Condominium

**SW Subd Condo#:**

**Bldg Name/#:** 1241

**Total # of Floors:** 12

**Land Lease Fee:**

**Lot Dimensions:**

**Water Frontage:** Yes-Beach - Public, Gulf/Ocean

**Water Access:** Yes-Beach - Public, Gulf/Ocean

**Water View:** Yes-Beach, GulfFull

**Zoning:**

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2021

**Annual CDD Fee:**

**Block/Parcel:**

**Book/Page:** 31-7

**Front Exposure:** West

**Lot #:** 0

**Other Exemptions:**

**Complex/Comm Name:**

**SW Subd Name:** Water Club At Longboat Key

**Flood Zone Date:** 11/04/2016

**Floor #:** 4

**Census Block:**

**Total Units:**

**Lot Size Acres:** 0.00

**Waterfront Ft:** 1,300

**Water Name:** GULF OF MEXICO

**Planned Unit Dev:**

**Census Tract:** 8.01

**Lot Size:** SqFt / SqM

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central, Electric

**Utilities:** Public

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator, Washer

**Flooring Covering:** Carpet, Ceramic Tile, Wood

**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Wet Bar

**# of Wells:**

**# of Septics:**

Room Type	Level	Dimen	Flooring	Features
Great Room	First	51x27	Wood	
Kitchen	First	18x14	Ceramic Tile	
Master Bedroom	First	21x17	Carpet	
Bedroom 2	First	16x12	Carpet	
Bedroom 3	First	14x12	Carpet	

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Membrane

**Foundation:** Stilt/On Piling

**Property Description:** Corner Unit, End Unit, High Rise

**Ext Features:** Balcony, Lighting, Sliding Doors

**Pool:** Community

**Pool Features:** Heated, In Ground, Salt Water

**View:** Water

**Road Surface Type:** Brick

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

**Property Attached:**

**Architectural Style:** Other

**Pool Dimensions:** Community

**Spa:** Yes-Heated, In Ground

**Vegetation:** Mature Landscaping

## Green Features

### Community Information

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Fitness Center, Gated Community, Pool, Tennis Courts, Water Access, Waterfront

**Fee Includes:** Cable TV, Community Pool, Escrow Reserves Fund, Insurance, Maintenance Exterior, Maintenance Grounds, Manager, Pest Control, Pool Maintenance, Recreational Facilities, Security, Sewer, Trash, Water

**HOA / Comm Assn:** Yes

**HOA Fee:**

**Monthly HOA Amount:**

**Condo Fee:** \$5,350 / Quarterly

**Pet Size:** Small (16-35 Lbs.)

**Max Pet Wt:** 35

**HOA Pmt Sched:**

**Other Fee:**

**Monthly Condo Fee:** \$1,783

**# of Pets:** 2

**Pet Restrictions:** Two pets up to 35lbs that can be carried comfortably in owner's arms in all corridors, lobbies and elevators as well as other areas of the building.

**Middle School:** Booker Middle

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

**Housing for Older Per:** No

**Elementary School:** Southside Elementary

**Association Approval Required:** Yes

**Lease Restrictions:** Yes

**Approval Process:** As per Association Rules & Regs. Application.

**Additional Lease Restrictions:** As per Association Rules & Regs.

**Association/Manager Name:** Water Club

**Association Email:**

**Association/Manager Contact Phone:** 941-387-7719

**Association URL:**

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