



A4532280 1771 RINGLING BLVD, #PH302, SARASOTA, FL 34236



County: Sarasota
Property Style: Condominium
Subdiv: RIVO AT RINGLING
Beds: 3, **Baths:** 3/1
Pool: Private, Community
Garage: Yes **Attch:** Yes **Spcs:** 3
Max Times per Yr: 3
Home Warranty Y/N:
New Construction: No
Total Annual Fees: 19,276.00
Average Monthly Fees: 1,606.33

Status: Active
List Price: \$3,200,000
LP/SqFt: \$1,113.82
Year Built: 2006
ADOM: 1 **CDOM:** 1
Heated Area: 2,873 SqFt / 267 SqM
Total Area: 3,157 SqFt / 293 SqM
Total Acreage:
Lot Features:
Flood Zone Code: X

Custom-designed and built downtown Sarasota Penthouse where you will find this stunning one-of-a-kind penthouse condominium that takes modern living to the next level. This residence on the top floor offers stunning panoramic city and bay views that span from one end of the home to the other. Designed to entertain and celebrate with friends and family year-round, you will find two spacious outdoor terraces with views to the west, north and east for sunrise and sunset views. The condominium was custom designed from top-to-bottom as a collaboration by the owners with Anne Folsom-Smith Interior Design and was constructed separately from the rest of the units in this building. The residence includes large format imported stone floors, solid birch slab doors, dramatic ceiling elevations and sculpture niches, a built-in dining banquette and custom marble dining table, a 750-bottle temperature-controlled wine cellar with art-carved glass, a 350-gallon custom saltwater and live coral fish tank. The level of craftsmanship and attention to detail everywhere you look is simply remarkable. The centerpiece of the living area is the dramatic custom clear maple paneling, valence and cabinetry and glass display shelves, with built-in LED lighting, wrapping the room in a warm and inviting envelope. The Chef's Kitchen features a centerpiece cooking island with a Thermador induction-burner cooktop, a complete range of GE Monogram professional-grade appliances with 48" refrigerator, large under-counter sinks, under-counter beverage center, built-in wet bar, custom-designed Medallion Cabinetry, and built-in Shelf Genie shelf pull outs throughout. This working couple's retreat was also configured with a Media Room and Home Office, complete with built-in cabinetry for books, storage and objects of art, a granite-topped workstation and is sound-proofed for movie theater experiences. The primary suite is a "Zen" space with silk grass cloth wall coverings, custom built-ins for objects of art, custom desk, dramatic views, and custom built-in his and hers closets and private get-away balcony. The expansive master bath is wrapped in imported stone and includes a spacious glass rain shower, Hans Grohe hardware, vanity cabinets by Medallion Custom Cabinetry, art-carved exterior windows, honed and sealed travertine countertops and a couples Vita Bath Tranquility Series whirlpool. Technology has been enhanced by installing smart-house technology by Integrity Sound, with voice-activated Lutron controls for Wi-Fi, data, lighting and sound. The system allows you to switch from daytime to nighttime lighting and dim down to 10% lumens on command. This residence comes with 3 parking spaces in the underbuilding garage. An owner of a Rivo residence can have two pets. Rivo which was built in 2006 features a grand lobby, security, heated pool and spa, well-equipped fitness center, social room, outdoor grilling and dining area, a building wide water filtration system, bike storage room, kayak storage, and an on-site manager. Walking distance to all the downtown restaurants, parks. John Ringling bridge, Sarasota Bay and the arts scene.

Land, Site, and Tax Information

Legal Desc: UNIT PH 302, RIVO AT RINGLING, ORI 2007150255, 2011112062

SE/TP/RG: 19-36-18

Subdivision #:

Tax ID: [2027071102](#)

Taxes: \$9,202

Homestead: Yes

CDD: No

AG Exemption YN:

Ownership: Condominium

SW Subd Condo#:

Bldg Name/#: 1771

Total # of Floors: 15

Land Lease Fee:

Lot Dimensions:

Water View: Yes-BayFull

Zoning: DTC

Future Land Use:

Zoning Comp:

Tax Year: 2021

Annual CDD Fee:

Block/Parcel:

Book/Page:

Front Exposure: West

Lot #: 0

Other Exemptions:

Complex/Comm Name:

SW Subd Name: Rivo At Ringling

Flood Zone Date: 11/04/2016

Floor #: 15+

Census Block:

Total Units:

Lot Size Acres: 0.00

Water Name: SARASOTA BAY

Planned Unit Dev:

Census Tract: 1.02

Lot Size: SqFt / SqM

Interior Information

A/C: Central Air, Zoned

Heat/Fuel: Electric, Zoned

Utilities: Cable Connected, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Appliances Incl: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

Flooring Covering: Carpet, Porcelain Tile

Interior Feat: Built in Features, Ceiling Fans(s), Crown Molding, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

of Wells:

of Septics:

Room Type

Level

Dimen

Flooring

Features

Great Room

First

31x25

Tile

Built-In Shelving

Kitchen

First

20x16

Tile

Master Bedroom

First

16x15

Carpet

Bath With Whirlpool, Ceiling Fan(s), Dual Sinks, En Suite Bathroom, Makeup/Vanity Space, Multiple Shower Heads, Rain Shower

Head, Stone Counters, Tub with Separate Shower Stall

Bedroom 2	First	13x12	Carpet
Bedroom 3	First	13x12	Vinyl, Wood
Study/Den	First	14x14	Carpet

Built-In Shelving, Ceiling Fan(s)

Exterior Information

Ext Construction: Block
Roof: Membrane
Foundation: Slab
Property Description: Corner Unit
Ext Features: Lighting
Pool: Private, Community
Pool Features: Heated
View: City, Water
Road Surface Type: Asphalt
Road Responsibility:Public Maintained Road

Garage Dim: , Attached Garage Y/N:Yes
Property Attached:
Architectural Style:Contemporary

Pool Dimensions: Community
Spa: Yes-Heated
Vegetation: Trees/Landscaped

Green Features

Community Information

Community Features: Fitness Center, Pool
Fee Includes: Common Area Taxes, Community Pool, Escrow Reserves Fund, Insurance, Maintenance Exterior
HOA / Comm Assn: Yes **HOA Fee:**
Monthly HOA Amount:
Condo Fee: \$4,819 / Quarterly
Pet Size: Medium (36-60 Lbs.)
Max Pet Wt: 50
Association Approval Required: Yes
Lease Restrictions: Yes
Approval Process: As per Association rules & regs. Application
Additional Lease Restrictions: As per Association rules & regs. Must own 2 years prior to leasing.
Association/Manager Name:Elisa Anderson
Association Email:elisa.andersen@rivoatringling.com

Building Elevator Y/N:Yes
HOA Pmt Sched:
Other Fee:
Monthly Condo Fee: \$1,606
of Pets: 2
Pet Restrictions: As per Association rules & regs
Years of Ownership Prior to Leasing Required: Yes
Number of Ownership Years Prior to Lease: 2
Mo Maint\$(add HOA):
Housing for Older Per: No
Association/Manager Contact Phone:(941) 957-1370
Association URL:

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