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**A4587667 3030 GRAND BAY BLVD, #325, LONGBOAT KEY, FL 34228**



**County:** Sarasota  
**Property Style:** Condominium  
**Subdiv:** GRAND BAY 3  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 3/1  
**Pool:** None  
**Garage:** Yes **Attch:** Yes **Spcs:** 1  
**Max Times per Yr:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 23,905.00  
**Average Monthly Fees:** 1,992.08

**Status:** Active  
**List Price:** \$1,399,000  
**LP/SqFt:** \$652.82  
**Year Built:** 1998  
**ADOM:** 14 **CDOM:** 14  
**Heated Area:** 2,143 SqFt / 199 SqM  
**Total Area:** 2,843 SqFt / 264 SqM  
**Total Acreage:**  
**Lot Features:**  
**Flood Zone Code:** AE

All the pleasures and conveniences of resort-style living are yours to enjoy in this spacious, lovingly kept two-bedroom, den, 3 1/2 bathroom corner residence in Grand Bay, a bayside waterfront community on Longboat Key. From the moment you enter the foyer from your private elevator, you will be thrilled by the abundance of light through the floor-to-ceiling glass throughout. Delight in one of the best locations in the community for the Biscayne floor plan, allowing rooms to flow seamlessly and lead to the expansive wraparound terrace, where your exclusive vistas span Sarasota Bay, the city skyline, the Blue course hole #9 and around to the Moorings Marina. Beautiful faux wood floors in the main living areas create a welcoming, luxuriant touch to complement the neutral tones of the interior and the tropical blues and greens of the backdrop beyond. The all-white kitchen is perfectly appointed with a coordinating tile backsplash, solid surface countertops, matching appliances and cabinetry, and an adjacent eat-in area overlooking the manicured grounds below. The master suite is both well-sized and serene, with walls of glass leading to the terrace and a master bath with a walk-in shower, spa tub, dual vanities and remarkable glass and tilework. Residents of Grand Bay have access to an exciting array of first-class amenities, including a 24/7 guard gate, on-site management, a stylish clubhouse with a library and game room, fitness center, two Har-Tru tennis courts, two heated swimming pools and a spa. Deeded access to the private Bay Isles Beach Club is a short distance away on the Gulf of Mexico with gated entry, private parking, an on-site attendant, covered entertaining area, restrooms, changing rooms, covered picnic tables, barbecue grills, and volleyball court. The Longboat Key Club Golf and Tennis memberships and deepwater slips are available.

**Land, Site, and Tax Information**

**Legal Desc:** UNIT 325 BLDG 3 GRAND BAY 3  
**SE/TP/RG:** 05-36-17  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [0004152011](#)  
**Taxes:** \$12,999  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Ownership:** Condominium  
**SW Subd Condo#:**

**Zoning:** MUC1  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:** Yes  
**Tax Year:** 2023  
**Annual CDD Fee:**  
**Development:**  
**Complex/Comm Name:**  
**SW Subd Name:** Grand Bay  
**Flood Zone Date:** 11/04/2016  
**Floor #:** 3  
**Census Block:**  
**Total Units:**  
**Lot Size Acres:** 0.00  
**Waterfront Ft:** 650  
**Water Name:** SARASOTA BAY

**Block/Parcel:**  
**Book/Page:** 32-42  
**Front Exposure:** West  
**Lot #:** 3  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Planned Unit Dev:**  
**Census Tract:** 8.02  
**Lot Size:** SqFt / SqM

**Bldg Name/#:** 3030  
**Total # of Floors:** 11  
**Land Lease Y/N:** No **Land Lease Fee:**  
**Lot Dimensions:**  
**Water Frontage:** Yes-Bay/Harbor  
**Water View:** Yes-Bay/Harbor - Partial

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Electric  
**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected  
**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, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer  
**Flooring Covering:** Carpet, Tile, Vinyl  
**Interior Feat:** Built in Features, Ceiling Fans(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Walk-In Closet(s)  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	28x15	Vinyl		
Kitchen	First	12x12	Tile		
Primary Bedroom	First	17x14	Carpet		
Bedroom 2	First	14x12	Carpet		
Study/Den	First	13x12	Carpet		

**Exterior Information**

**Ext Construction:** Stucco  
**Roof:** Membrane  
**Foundation:** Block  
**Property Description:** Corner Unit, High Rise  
**Ext Features:** Balcony, Sliding Doors  
**Pool:** None  
**View:** Golf Course, Pool  
**Road Surface Type:** Asphalt

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

**Pool Dimensions:**  
**Vegetation:** Trees/Landscaped

**Road Responsibility:** Private Maintained Road

**Green Features**

**Community Information**

**Community Features:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Tennis Courts

**Fee Includes:** 24-Hour Guard, Common Area Taxes, Escrow Reserves Fund, Insurance, Manager, Recreation **Building Elevator Y/N:** Yes  
Facilities, Security, Sewer, Trash

**HOA / Comm Assn:** Yes

**HOA Fee:**

**HOA Pmt Sched:** Annually

**Mo Maint\$(add HOA):** \$0

**Monthly HOA Amount:**

**Other Fee:**

**Housing for Older Per:** No

**Condo Fee:** \$5,681 / Quarterly

**Monthly Condo Fee:** \$1,894

**Pet Size:** Extra Large (101+ Lbs.)

**# of Pets:** 2

**Max Pet Wt:** 101

**Pet Restrictions:** As per the association rules & regs

**Association Approval Required:** Yes

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

**Lease Restrictions:** Yes

**Approval Process:** As per the association rules & regs

**Additional Lease Restrictions:** As per the association rules & regs

**Association/Manager Name:** Kathy Podolsky

**Association/Manager Contact Phone:** 941-387-0718

**Association Email:**

**Association URL:**

**Master Assn/Name:** Yes / Bay Isles Assoc

**Master Assn Fee:** \$1,181.00 / Annu **Master Assn Ph:** (941) 387-0718

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