



A4593022 1241 GULF OF MEXICO DR, #707, LONGBOAT KEY, FL 34228



County: Sarasota
Property Style: Condominium
Subdiv: WATER CLUB
Subdiv/Condo:
Beds: 2, **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 Assoc Fees: 26,760.00
Average Monthly Fees: 2,230.00

Status: Active
List Price: \$3,650,000
LP/SqFt: \$1,231.03
Year Built: 1996
ADOM: 9 **CDOM:** 9
Heated Area: 2,965 SqFt / 275 SqM
Total Area: 3,399 SqFt / 316 SqM
Total Acreage: Non-Applicable
Lot Features:
Flood Zone Code: VE

Welcome to The Water Club, one of the most unique communities on Longboat Key with space, privacy, and the ambiance of a resort on the beach and waters of the Gulf of Mexico. Your semi-private elevator opens directly into the foyer with views of the beautiful Sarasota Bay and Sarasota skyline through floor to ceiling glass. Open living spaces, well-appointed kitchen with breakfast area and the glistening Gulf beyond, along with three sunlit terraces create an exceptional indoor-outdoor lifestyle. This coveted southern exposure seventh floor condominium offers both sunrises over Sarasota Bay and sunsets over the Gulf and is being offered fully furnished. The residence has been designed by Marc—Michels Interior Design of Orlando and published for its remarkable sophistication. The designer is known for creating spectacular one-of-a-kind interiors for his discerning clientele including the public spaces of the new St. Regis resort on Longboat Key. As the homeowners you will enjoy two en-suite bedrooms plus den which could be a third sleeping space, and four full bathrooms all elegantly furnished. The private primary suite has his and her bathrooms, spacious walk-in closet w/built-ins and a private office area and sliding glass doors leading to a private terrace. Architectural columns, crown moldings, tasteful wallcoverings, lush window treatments including electric shades, built-ins, and marble designer flooring with 10' ceilings throughout are just a few of the special features. The Water Club amenity package is superior to any other condominium on the key. Owning here gives you exclusive use of the beautifully designed 18,000sf renovated clubhouse, which provides residents with additional living and recreational spaces including a club room and billiard table, library with fireplace, ballroom and catering kitchen, 4 lighted Har-Tru tennis courts, junior Olympic heated pool and hot tub, spa and fitness center, security gate, climate-controlled storage, concierge services, on-site management, firepit, grills all located on 16-acre magnificent grounds. Located at the southern end of Longboat Key, residence is just minutes from exclusive St. Armand's Circle, the exciting waterfront of downtown Sarasota, and other cultural amenities of the city, minutes from award winning restaurants, Publix grocery store, CVS, the Longboat Key Club for golf, tennis and its restaurants and is only 20 minutes to the Sarasota airport. Water Club is a pet friendly community.

Land, Site, and Tax Information

Legal Desc: UNIT 707 THE WATER CLUB 1 AT LONGBOAT KEY
SE/TP/RG: 16-36S-17E
Subdivision #:
Between US 1 & River:
Tax ID: [0009112053](#)
Taxes: \$14,960
Homestead: No **CDD:** No
AG Exemption YN:
Ownership: Fee Simple
SW Subd Condo#:

Zoning:
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:
Development:
Complex/Comm Name:
SW Subd Name: Water Club At Longboat Key
Flood Zone Date:
Floor #: 7
Census Block:
Total Units:
Lot Size Acres: 0.00
Waterfront Ft: 0
Water Name: GULF OF MEXICO

Block/Parcel:
Book/Page: 31-7
Front Exposure: Southeast
Lot #: 0
Other Exemptions:
Subdiv/Condo:

Bldg Name/#: ONE
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions:
Water Frontage: Yes-Gulf/Ocean
Water Access: Yes-Beach, Beach - Access Deeded, Gulf/Ocean
Water View: Yes-BayFull, GulfFull

Planned Unit Dev:
Census Tract:
Lot Size: SqFt / SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: Cable Connected, Electricity Connected, Sewer Connected, 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, Marble
Interior Feat: Built in Features, Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	31x30	Marble		
Kitchen	First	18x9	Marble		
Primary Bedroom	First	19x13	Carpet	Walk-in Closet	
Bedroom 2	First	17x13	Carpet	Walk-in Closet	

Exterior Information

Ext Construction: Block, Stucco
Roof: Membrane
Foundation: Block, Stilt/On Piling
Property Description: High Rise

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

Ext Features: Balcony, Sliding Doors, Storage, Tennis Court(s)

Pool: Community

Pool Dimensions:

Road Surface Type: Asphalt

Green Features

Community Information

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Tennis Courts

Comm/Assoc Water Feat:Waterfront

Fee Includes: 24-Hour Guard, Community Pool, Escrow Reserves Fund, Insurance, Maintenance Exterior, **Building Elevator Y/N:**Yes
Manager, Recreational Facilities, Security, Sewer, Trash, Water

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

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

Monthly HOA Amount:

Other Fee:

Housing for Older Per: No

Condo Fee: \$6,690 / Quarterly

Monthly Condo Fee: \$2,230

Pet Size: Small (16-35 Lbs.)

of Pets: 2

Max Pet Wt: 35

Pet Restrictions:

Years of Ownership Prior to Leasing Required: No

Association Approval Required: Yes

Lease Restrictions: Yes

Approval Process: See association for details.

Additional Lease Restrictions: See association for details

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

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