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**A4593518 65 LIGHTHOUSE POINT DR, LONGBOAT KEY, FL 34228**



**County:** Sarasota  
**Property Style:** Single Family Residence  
**Subdiv:** LIGHTHOUSE POINT  
**Subdiv/Condo:**  
**Beds:** 4, **Baths:** 4/1  
**Pool:** Private  
**Garage:** Yes **Attch:** Yes **Spcs:** 3  
**Max Times per Yr:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 7,804.00  
**Average Monthly Fees:** 650.33

**Status:** Active  
**List Price:** \$8,150,000  
**LP/SqFt:** \$1,649.46  
**Year Built:** 2001  
**ADOM:** 2 **CDOM:** 2  
**Heated Area:** 4,941 SqFt / 459 SqM  
**Total Area:** 6,725 SqFt / 625 SqM  
**Total Acreage:** 1/4 to less than 1/2  
**Lot Features:** In City Limits, Street Private  
**Flood Zone Code:** AE

This spectacularly finished 5,000sf waterfront residence located in the exclusive Lighthouse Point enclave of sixteen homes at the southern end of Longboat Key is behind the gates of the Longboat Key Club offering expansive water views, open living spaces and abundant areas for enjoying the peaceful tropical outdoors. The community is its own private peninsula located on New Pass where the Gulf meets the Bay. The home includes a two-story living room, family room, dining room, office/den, three car side entry garage with room for storage, generous terraces and a 40' deep water dock on a large, secluded boat basin. The spacious recently remodeled chef's kitchen includes new high-end appliances. On the first living level is the chef's kitchen adjoined by a spacious family gathering area that opens to the pool/patio and a den/office. The master suite on the first floor has his and her closets plus a large recently remodeled master bath with elegant finishes and sliding glass doors open to the outdoor patio and stunning water views. The upstairs of this residence has three en-suite bedrooms including a second master suite, two of the bedrooms share a terrace overlooking the tranquil lagoon. The flooring of the first floor is travertine marble throughout, and the second level has warm wood flooring. The outdoor living area is expansive and peaceful with mature lush landscaping and a heated pool and spa. All windows have storm protection. The residence sits on the quiet lagoon side with stunning water views from most rooms. Owners in the Lighthouse Point neighborhood enjoy their own tennis court plus access the nearby gulf front beach as well as the Longboat Key Club Resort and the challenging Links golf course and fitness center. You are also just minutes from Longboat's Publix grocery store, CVS, and great dining, exclusive St. Armand's Circle, the exciting waterfront of downtown Sarasota, and other cultural amenities of the city, and is only 20 minutes to the Sarasota airport.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 2 LIGHTHOUSE POINT

**SE/TP/RG:** 27-36S-17E

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** 0013030003

**Taxes:** \$44,961

**Homestead:** Yes

**CDD:** No

**AG Exemption YN:**

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Bldg Name/#:**

**Total # of Floors:** 2

**Land Lease Y/N:** No

**Land Lease Fee:**

**Lot Dimensions:**

**Water Frontage:** Yes-Bayou

**Water Access:** Yes-Bayou, Canal - Saltwater, Lagoon/Estuary

**Water View:** Yes-Bay/Harbor - Partial, Bayou, Canal, Lagoon/Estuary

**Zoning:** GPD

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2023

**Annual CDD Fee:**

**Development:**

**Complex/Comm Name:**

**SW Subd Name:** Lighthouse Point

**Flood Zone Date:**

**Floor #:**

**Census Block:**

**Total Units:**

**Lot Size Acres:** 0.37

**Waterfront Ft:** 100

**Water Extras:** Yes-Bridges - No Fixed Bridges

**Block/Parcel:**

**Book/Page:** 33-46

**Front Exposure:** South

**Lot #:** 2

**Other Exemptions:**

**Subdiv/Condo:**

**Planned Unit Dev:**

**Census Tract:**

**Lot Size:** 15,898 SqFt / 1,477 SqM

**Interior Information**

**A/C:** Central Air, Zoned

**Heat/Fuel:** Electric, Zoned

**Utilities:** Cable Connected, 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, Freezer, Microwave, Refrigerator, Washer, Wine Refrigerator

**Flooring Covering:** Marble, Tile, Travertine, Wood

**Interior Feat:** Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**# of Wells:**

**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	27x24	Travertine		
Dining Room	First	15x15	Travertine		
Kitchen	First	16x15	Travertine		
Family Room	First	22x20	Travertine		
Office	First	14x14	Travertine		
Primary Bedroom	First	22x19	Travertine	Walk-in Closet	His/Hers Closet
Bedroom 2	Second	20x17	Wood	Built-in Closet	
Bedroom 3	Second	22x20	Wood	Built-in Closet	
Bedroom 4	Second	15x15	Wood	Built-in Closet	

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Tile

**Foundation:** Slab

**Property Description:**

**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sliding Doors, Sprinkler Metered

**Pool:** Private

**Pool Features:** Heated, In Ground, Lap Pool

**View:** Water

**Road Surface Type:** Asphalt

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

**Property Attached:**

**Architectural Style:**Custom

**Pool Dimensions:** 36x14

**Spa:** Yes-Heated

**Vegetation:** Mature

Landscaping, Trees/Landscaped

**Green Features**

**Community Information**

**Community Features:** Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Tennis Courts

**Comm/Assoc Water Feat:**Waterfront

**Fee Includes:** Private Road

**HOA / Comm Assn:** Yes

**HOA Fee:** \$1,951.00 / Required

**HOA Pmt Sched:** Quarterly

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

**Monthly HOA Amount:** \$650

**Other Fee:**

**Housing for Older Per:** No

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

**# of Pets:**

**Max Pet Wt:**

**Pet Restrictions:** As per Association Guidelines

**Association Approval Required:** No

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

**Lease Restrictions:** Yes

**Additional Lease Restrictions:** As per HOA Guidelines

**Association/Manager Name:**Kat Nowkowski

**Association/Manager Contact Phone:**347-527-0436

**Association Email:**kat@homeportms.com

**Association URL:**

**Master Assn/Name:**No

**Master Assn Fee:**

**Master Assn Ph:**

**Dock Information**

**Dock Y/N** Yes

**Dock Yr Blt**

**Dock Dim** 50

**Dock Maint Fee**

**Dock Lift Capacity** 14,000

**Dock Description** Dock - Composite, Dock w/Electric, Dock w/Water Supply, Lift

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