## A4626354 1233 N GULFSTREAM AVE, #1001, SARASOTA, FL 34236

**County:** Sarasota
**Subdiv:** MARINA TOWER
**Subdiv/Condo:**
**Beds:** 4
**Baths:** 4/1
**Pool:** Community
**Property Style:** Condominium
**Total Acreage:** Non-Applicable
**Minimum Lease Period:** 1-2 Years
**Garage:** Yes **Attch:** Yes **Spcs:** 4
**Garage/Parking Features:** Assigned Parking, Guest Parking
**Assigned Spcs:**
**LP/SqFt:** $1,340.50
**New Construction:** No
**Total Annual Assoc Fees:** $75,191.00
**Average Monthly Fees:** $6,265.92
**Flood Zone Code:**AE

**Status:** Active
**On Market Date:** 10/21/2024
**List Price:** $7,795,000
**Year Built:** 2001
**Special Sale:** None
**ADOM:** 3
**CDOM:** 3
**Pets:** Yes
**Max Times per Yr:** 1
**Carport:** No **Spcs:**
**Heated Area:**5,815 SqFt / 540 SqM
**Total Area:** 6,565 SqFt / 610 SqM

Marina Towers, Sarasota's premier bayfront building is in the heart of downtown and offers 365* views of unimpeded bay, marina, gulf, and city views from this 10th floor, 5,800sf residence with an expanded terrace and high ceilings. A private elevator lobby opens into a Grand Salon featuring a gas fireplace and a wall of floor to ceiling windows overlooking the picturesque vistas. The large rooms throughout the residence with endless panoramic viewpoints make this a unique living experience. Delight in a gourmet chef's kitchen highlighted with top-of-the-line appliances, including a gas range, and abundant storage. A separate catering kitchen is perfect when entertaining larger groups, and spacious dining room and separate intimate dining space are ideal for family gatherings or intimate dinners. The bar area includes a handsome built-in wine cellar. A home theater and the family living areas are well-designed for everyday living. The floor plan lives like a sizable home accommodating 4-bedrooms, 3 en-suite plus an oversized den/office with views for everyone. The primary suite has two large walk-in closets and a spacious bathroom. Marina Tower offers the epitome of contemporary living in our vibrant bayfront city, boasting full-service amenities including 24-hour concierge and security. This is a pet-friendly, amenity-rich community featuring a chic outdoor heated pool/spa area, fitness center, and a community room with catering kitchen. Additionally, owners have access to a guest suite. This pet friendly community allows two pets with no weight limit. Clever building design allows owners to drive into the gated building, with concierge service available to assist with shopping bags and packages. Added unique features are room-size storage areas plus four secured parking spaces. Sarasota Bay's famous sunsets and sparkling blue water as far as the eye can see with the heart of Downtown Sarasota, abundant dining, shopping, and entertainment mere steps away.

### Land, Site, and Tax Information

**Legal Desc:** UNIT 1001 & 1003 MARINA TOWER
**SE/TP/RG:** 19-36-18
**Subdivision #:**
**Between US 1 & River:**
**Tax ID:** 2027042027
**Taxes:** $29,042
**Homestead:** Yes
**Alt Key/Folio #:** 2027042027

**Ownership:** Condominium
**SW Subd Condo#:**
**Flood Zone:** AE
**Floors in Unit/Home:** One
**Book/Page:** 35-1
**Total # of Floors:** 14
**Land Lease Y/N:** No **Land Lease Fee:**
**Lot Dimensions:**
**Water View:** Yes-BayFull, Marina

**Zoning:** DTB
**Future Land Use:**
**No Drive Beach:**
**Zoning Comp:**
**Tax Year:** 2023
**AG Exemption YN:**

**CDD:** No **Annual CDD Fee:**
**Complex/Comm Name:**
**SW Subd Name:** Marina Tower
**Flood Zone Date:** 03/27/2024
**Floor #:** 10
**Census Block:**
**Bldg Name/#:** 1233
**Total Units:**
**Lot Size Acres:** 0.00
**Water Name:** SARASOTA BAY

**Block/Parcel:**
**Front Exposure:** Southwest
**Lot #:** 0
**Other Exemptions:**

**Flood Zone Panel:** 12115C0133G
**Planned Unit Dev:**
**Census Tract:** 1.03
**Lot Size:** SqFt / SqM

### Interior Information

**A/C:** Central Air, Zoned
**Heat/Fuel:** Electric, Zoned
**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected
**Sewer:** Public Sewer
**Water:** Public
**Fireplace:** Yes-Gas, Living Room
**Heated Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Filtration System, Wine Refrigerator
**Flooring Covering:** Carpet, Ceramic Tile, Marble, Wood
**Interior Feat:** Built in Features, Ceiling Fans(s), Central Vacuum, Crown Molding, Dry Bar, Eating Space In Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

| Room Type | Level | Approx Dim | Flooring | Closet Type | Features |
|---|---|---|---|---|---|
| Living Room | First | 50x25 | Carpet | | |
| Dining Room | First | 23x13 | Carpet | | |
| Family Room | First | 20x15 | Wood | | |
| Kitchen | First | 16x15 | Wood | | |
| Study/Den | First | 23x13 | Carpet | | Desk Built-In |
| Primary Bedroom | First | 25x20 | Carpet | Walk-in Closet | Ceiling Fan(s) |
| Bedroom 2 | First | 22x19 | Carpet | Built-in Closet | Ceiling Fan(s) |

| | | | | | |
|---|---|---|---|---|---|
| Bedroom 3 | First | 18x14 | Carpet | Built-in Closet | Ceiling Fan(s) |
| Bedroom 4 | First | 15x12 | Carpet | Built-in Closet | Ceiling Fan(s) |

## Exterior Information

**Ext Construction:** Stucco
**Roof:** Membrane
**Garage Dim:**
**Property Description:** Corner Unit, High Rise
**Architectural Style:** Contemporary
**Ext Features:** Balcony, Sliding Doors, Storage
**Pool:** Community
**Pool Dimensions:** Community
**Spa:** Yes
**Pool Features:**
**Patio And Porch Features:** Covered
**Foundation:** Block
**Garage/Parking Features:** Assigned Parking, Guest Parking
**Road Surface Type:** Asphalt

## Green Features

**Disaster Mitigation:**
**Green Water Features:**
**Solar Panel Ownership:**

## Community Information

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool
**Fee Includes:** 24-Hour Guard, Community Pool, Escrow Reserves Fund, Gas, Insurance, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Recreational Facilities, Security, Sewer, Trash, Water
**Building Elevator Y/N:** Yes
**HOA / Comm Assn:** Yes
**HOA Fee:**
**HOA Pmt Sched:**
**Mo Maint$(add HOA):**
**Assn/Manager Name:** Marina Tower Assoc - Frank Berkey
**Assn/Manager Email:**
**Assn/Manager Phone:** 941-366-3993
**Assn/Manager URL:**
**Master Assn/Name:** No
**Master Assn Fee:**
**Master Assn Ph:**
**Condo Fee:** $75,191 / Annual
**Other Fee:**
**Housing for Older Per:** No
**Pet Size:** Extra Large (101+ Lbs.)
**# of Pets:** 2
**Max Pet Wt:** 101
**Pet Restrictions:** As per Association Guidelines
**Elementary School:** Alta Vista Elementary
**Middle School:** Booker Middle
**High School:** Sarasota High
**Association Approval Required:** Yes
**Years of Ownership Prior to Leasing Required:** No
**Lease Restrictions:** Yes
**Approval Process:** As per Association Guidelines
**Additional Lease Restrictions:** As per Association Guidelines

## Realtor Information

**List Agent:** Michael Moulton
**List Agent ID:** 281502925
**List Agent Direct:** 941-928-3559
**List Agent E-mail:** michaelmoulton@michaelsaunders.com
**List Agent Fax:** 941-383-5860
**List Agent Cell:** 941-928-3559
**Call Center #:** 800-746-9464
**List Office:** MICHAEL SAUNDERS & COMPANY
**List Office ID:** 281502004
**Original Price:** $7,795,000
**List Office Fax:** 941-383-5860
**List Office Phone:** 941-383-7591
**On Market Date:** 10/21/2024
**LP/SqFt:** $1,340.50
**Previous Price:**
**Price Change:**
**Expiration Date:** 05/31/2025
**Seller Representation:** Transaction Broker
**Listing Service Type:** Full Service
**Occupant Type:** Owner
**Owner:** ON RECORD
**Owner Phone:**
**Financing Avail:** Cash, Conventional
**Listing Type:** Exclusive Right To Sell
**Realtor Info:** Assoc approval required, Lease Restrictions, No Sign, Right of First Refusal
**Confidential Info:**
**Disclosures:** Condominium Disclosure Available, Milestone Inspection, Other, Seller Property Disclosure
**Showing Instructions:** 24 Hour Notice, Appointment Only, Listing Agent Must Accompany, Use ShowingTime Button
**Showing Considerations:** See Remarks
**Driving Directions:** The building is located at the corner of Gulfstream Avenue and Coconut Avenue. Suggest parking on Gulfstream and enter the building at the ground floor lobby door.
**Realtor Remarks:** The Association has Right of First Refusal. Please make offers on FloridaRealtor/FloridaBar 6 contract form and the attachments loaded in MLS along with Proof of Funds or pre-approval. All information provided is deemed reliable but not guaranteed. The Buyer/Buyer's Agent should independently verify all information provided.

## Seller's Preferred Closing Agent

**Closing Agent Name:**
**Phone:**
**Email:**
**Fax:**
**Address:** , Florida
**Closing Company Name:**

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. **Digital Millenium Copyright Act Take Down Notice**

**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.