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SarasotasFinestProperties.com



A4668544
1591 GULF OF MEXICO DR, #512, LONGBOAT KEY, FL 34228



County: Sarasota

Subdiv: ST. REGIS LONGBOAT KEY

Subdiv/Condo:

Beds: 2

Baths: 2/1

Pool: Community

Property Style: Condominium

Total Acreage: 10 to less than 20

Minimum Lease Period: 1 Month

Garage: Yes **Attch:** Yes **Spcs:** 2

Garage/Parking Features: Assigned Parking, Under Building

Assigned Spcs: 2

LP/SqFt: \$1,114.21

New Construction: Yes

Total Annual Assoc Fees: \$0.00

Average Monthly Fees: \$0.00

Flood Zone Code:VE

Status: Active

On Market Date: 10/15/2025

List Price: \$2,400,000

Year Built: 2024

Special Sale: None

ADOM: 7

CDOM: 7

Pets: Yes

Max Times per Yr:

Carport: No **Spcs:**

Heated Area:2,154 SqFt / 200 SqM

Total Area: 2,800 SqFt / 260 SqM

Fractional Ownership Opportunity at The St. Regis Longboat Key. Each purchase includes complimentary Resort Membership, valued at \$125,000, along with the added benefit of no annual dues (a \$14,000 value) and no minimum annual expenditure requirements. The Resort Membership can be enjoyed year-round, providing exceptional value and convenience to owners. For 2025, the monthly fee for each owner is set at \$12,391.73, with an anticipated decrease in 2026. This comprehensive fee covers a wide range of services and expenses, including Condo fees, Property taxes, Utilities, Housekeeping services, Property management, Insurance, Furniture replacement reserve, and Maintenance reserve. This elegant and gracious two-bedroom St. Regis residence is owned by a limited liability company (LLC), offering a distinctive ownership structure where shares are allocated monthly. Prospective buyers have the opportunity to purchase one or more months, specifically from May through October, with each month available at a price of \$400,000. This condominium is designed with spacious rooms, expansive glass windows, and soaring ceilings that create an airy and inviting atmosphere. The gourmet kitchen is well-appointed with premium Wolf and Sub-Zero appliances, including a gas cooktop, double ovens, and a side-by-side refrigerator, making it ideal for culinary enthusiasts. The large owner's suite offers a luxurious primary bath featuring double vanities, a deep soaking tub, a frameless walk-in shower, and a private water closet. The residence is being sold fully furnished with pieces from Restoration Hardware. With walls of glass opening to the large wraparound private terrace, owners can host memorable gatherings with stylish furnishings, an outdoor gas grill, and offering stunning views of Sarasota Bayfront. Additional conveniences include a private two-car garage on the first level and easy access to a semi-private elevator that opens directly into the residence. Nestled within the first branded residential community and ultra-luxury five-star resort on the Gulf of Mexico, The Residences at The St. Regis Longboat Key combine legendary service with the tranquil allure of a secluded seaside getaway on Longboat Key, Florida. The community spans over 17 acres and boasts 800 feet of direct beachfront, offering residents an unparalleled lifestyle. Amenities include signature St. Regis Butler and Concierge services, a world-renowned St. Regis Spa, in-residence dining, a private resident-only pool and spa, a Clubhouse, a fitness center, and beachside cabanas. Experience the finest in fractional luxury living at The St. Regis Longboat Key.

Land, Site, and Tax Information

Legal Desc: UNIT 512, CONDOMINIUM RESIDENCES AT LONGBOAT KEY

SE/TP/RG: --

Subdivision #:

Between US 1 & River:

Tax ID: [0009044022](#)

Taxes: \$0

Homestead: No

Alt Key/Folio #: 0009044022

Ownership: Fee Simple

SW Subd Condo#:

Flood Zone: VE

Floors in Unit/Home: One

Book/Page:

Total # of Floors: 6

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Water Frontage:Yes-Beach, Gulf/Ocean

Water Frontage Lengths (in feet):

Beach 800

Gulf Ocean 800

Water Access: Yes-Beach, Gulf/Ocean

Water View: Yes-Bay/Harbor - Partial, Beach

Zoning: T6

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

AG Exemption YN:

CDD: No **Annual CDD Fee:**

Complex/Comm Name:

SW Subd Name: Not Applicable

Flood Zone Date:

Floor #: 6

Census Block: 2

Bldg Name/#: N/A

Lot Size Acres: 17.80

Block/Parcel: 1

Front Exposure: East

Lot #: 512

Other Exemptions:

Flood Zone Panel:

Planned Unit Dev:

Census Tract: 000801

Lot Size: 775,368 SqFt / 72,034 SqM

Water Name: GULF OF MEXICO

Water Extras: Yes-Fishing Pier

Interior Information

A/C: Central Air

Heat/Fuel: Electric

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Water: Public

Furnishings: Furnished

Fireplace: No

Heated Area Source: Builder

Appliances Incl: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Washer

Flooring Covering: Porcelain Tile

Interior Feat: Elevator, High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s), Wet Bar

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First	23x21	Porcelain Tile	No Closet	Wet Bar

Kitchen	First	20x11	Porcelain Tile	No Closet	Breakfast Bar, Closet Pantry, Exhaust Fan, Kitchen Island
Dining Room	First	21x8	Porcelain Tile	No Closet	
Primary Bedroom	First	17x15	Porcelain Tile	Walk-in Closet	En Suite Bathroom
Primary Bathroom	First	15x14	Porcelain Tile		Dual Sinks, Exhaust Fan, Tub with Separate Shower Stall, Water Closet/Priv Toilet
Bedroom 1	First	16x12	Porcelain Tile	Built-in Closet	En Suite Bathroom
Bedroom 2	First	16x12	Porcelain Tile	Built-in Closet	En Suite Bathroom
Laundry	First		Porcelain Tile		

Exterior Information

Ext Construction: Block

Roof: Membrane

Property Description: Corner Unit, End Unit, Mid Rise

Ext Features: Balcony, Outdoor Grill, Sliding Doors, Storage

Pool: Community

Pool Dimensions:

Spa:

Pool Features:

Patio And Porch Features:

Foundation: Other

Garage/Parking Features: Assigned Parking, Under Building

Road Surface Type: Asphalt

Garage Dim:

Architectural Style:

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool, Restaurant

Comm/Assoc Water Feat: Fishing, Gulf/Ocean Front, Water Access, Waterfront

Fee Includes: 24-Hour Guard, Common Area Taxes, Community Pool, Escrow Reserves Fund, Gas, Insurance, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Pool Maintenance, Private Road, Recreational Facilities, Security, Sewer, Trash, Water

Building Elevator Y/N: Yes

HOA / Comm Assn: No

HOA Pmt Sched:

Master Assn/Name: Yes / St. Regis

Condo Fee:

Pet Size: Extra Large (101+ Lbs.)

Max Pet Wt: 999

Association Approval Required: Yes

Lease Restrictions: Yes

Approval Process: application

Additional Lease Restrictions: none

HOA Fee:

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

Master Assn Fee: \$0.00 /

Other Fee:

of Pets: 2

Pet Restrictions:

Years of Ownership Prior to Leasing Required: No

Master Assn Ph:
Housing for Older Per: No

Realtor Information

List Agent: [Michael Moulton](#)

List Agent E-mail: michaelmoulton@michaelsaunders.com

List Office: [MICHAEL SAUNDERS & COMPANY](#)

Original Price: \$2,400,000

On Market Date: 10/15/2025

Previous Price:

List Agent ID: 281502925

List Agent Fax: 941-383-5860

List Office Fax: 941-383-5860

Price Change:

List Agent Direct: 941-928-3559

List Agent Cell: 941-928-3559

Call Center #: 941-308-7777

List Office ID: 281502004

List Office Phone: 941-383-7591

LP/SqFt: \$1,114.21

Expiration Date: 10/31/2026

Delayed Distribution YN: No

Delayed Dist. Date:

Seller Representation: Transaction Broker

Occupant Type: Vacant

Owner: ON RECORD

Financing Avail: Cash, Conventional

Realtor Info: Assoc approval required, Docs Available, Floor Plan Available

Confidential Info:

Showing Instructions: Call Listing Agent, Use ShowingTime Button

Showing Considerations: Security System

Driving Directions: Get to Gulf of Mexico Drive on Longboat Key and depending whether heading north or south turn into the St. Regis Resort at 1601 Gulf of Mexico Drive on the Gulf side of the road.

Realtor Remarks: This residence is owned by an LLC with multiple owners owning a month. What is for sale in this listing is six months, the months of May through October. A purchaser can purchase one month or more. Call listing agent for more details.

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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