

A4627935 1591 GULF OF MEXICO DR, #413, LONGBOAT KEY, FL 34228



County: Sarasota
Subdiv: ST. REGIS LONGBOAT KEY
Subdiv/Condo:
Beds: 2
Baths: 2/1
Pool: None
Property Style: Condominium
Total Acreage:
Minimum Lease Period: 1 Month
Garage: Yes **Attch:** Yes **Spcls:** 2
Garage/Parking Features: Assigned Parking, Under Building
Assigned Spcls:
LP/SqFt: \$2,088.67
New Construction: Yes
Total Annual Assoc Fees: \$54,324.00
Average Monthly Fees: \$4,527.00
Flood Zone Code: VE

Status: Active
On Market Date: 11/07/2024
List Price: \$4,499,000
Year Built: 2024
Special Sale: None
ADOM: 345
CDOM: 345
Pets: Yes
Max Times per Yr:
Carport: No **Spcls:**
Heated Area: 2,154 SqFt / 200 SqM
Total Area: 2,800 SqFt / 260 SqM

Discover an elegant and gracious two-bedroom residence featuring spacious rooms, expansive glass windows, and soaring ceilings that create an airy, inviting atmosphere. The well-appointed gourmet kitchen boasts top-of-the-line Wolf and Sub-Zero appliances, including a gas cooktop, double ovens, and a side-by-side refrigerator, perfect for culinary enthusiasts. Retreat to the large owner's suite, complete with a luxurious primary bath that features double vanities, a deep soaking tub, a frameless walk-in shower, and a private water closet. The residence is being sold furnished from Restoration Hardware. Host unforgettable gatherings on your terrace, equipped with an outdoor gas grill and views of Sarasota Bayfront. Residents will have the ease and convenience of a private 2-car garage on the first level with easy access to your semi-private elevator opening directly into your residence. Nestled within the first branded residential community and ultra-luxe 5-star resort on the Gulf of Mexico, The Residences at The St. Regis Longboat Key blend legendary service with the serene allure of a seaside getaway on the secluded barrier island of Longboat Key, FL. Spanning over 17 acres with 800 feet of direct beachfront, this community offers unparalleled amenities, including the 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 luxury living at its finest. Welcome home to The St. Regis Longboat Key.

Land, Site, and Tax Information

Legal Desc: THE CONDOMINIUM RESIDENCES AT LONGBOAT KEY UNIT 413
SE/TP/RG: --
Subdivision #:
Between US 1 & River:
Tax ID: [CHAMPAGNE-413](#)
Taxes: \$0
Homestead: No

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-Gulf/Ocean
Water Frontage Lengths (in feet):
Beach: 800
Water Access: Yes-Beach, Gulf/Ocean
Water View: Yes-Bay/Harbor - Partial

Zoning:
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: St Regis
Flood Zone Date:
Floor #: 4
Census Block:
Bldg Name/#: CHAMPAGNE 413

Block/Parcel:
Front Exposure: Northeast
Lot #: 413
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:

Lot Size Acres: 17.80
Lot Size: 775,368 SqFt / 72,034 SqM
Water Name: GULF OF MEXICO, SARASOTA BAY
Water Extras: Yes-Fishing Pier

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric, Zoned
Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Sewer: Public Sewer
Water: Public
Furnishings: Furnished
Fireplace: No
Heated Area Source: Builder

Appliances Incl: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, 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	11x20	Porcelain Tile	No Closet	Kitchen Island
Dining Room	First	8x21	Porcelain Tile	No Closet	
Primary Bedroom	First	17x15	Porcelain Tile	Walk-in Closet	En Suite Bathroom
Primary Bathroom	First	15x14	Porcelain Tile	No Closet	Tub with Separate Shower Stall, Water Closet/Priv Toilet
Bedroom 1	First	16x12	Porcelain Tile	No Closet	En Suite Bathroom
Bathroom 2	First		Porcelain Tile	Built-in Closet	Shower - No Tub
Laundry	First		Porcelain Tile	No Closet	

Exterior Information

Ext Construction: Concrete

Roof: Membrane

Property Description:

Ext Features: Balcony, Outdoor Grill, Sliding Doors

Pool: None

Pool Features:

Patio And Porch Features:

Foundation: Other

Garage/Parking Features: Assigned Parking, Under Building

Road Surface Type: Asphalt

Garage Dim:

Architectural Style:

Pool Dimensions:

Spa:

Green Features

Community Information

Community Features: Clubhouse, Fitness Center, Gated Community - Guard

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

HOA / Comm Assn: Yes

HOA Pmt Sched: Monthly

Assn/Manager Name: To Be Determined

Assn/Manager Phone:

Master Assn/Name: No

Condo Fee: \$4,527 / Monthly

Pet Size: Extra Large (101+ Lbs.)

Max Pet Wt: 999

Association Approval Required: Yes

Lease Restrictions: Yes

Approval Process: Application

Additional Lease Restrictions: Please refer to condominium documents

Building Elevator Y/N: Yes

HOA Fee:

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

Assn/Manager Email:

Assn/Manager URL:

Master Assn Fee:

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: michaelsaunders@michaelsaunders.com

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

Original Price: \$4,499,000

On Market Date: 11/07/2024

Previous Price:

List Agent ID: 281502925

List Agent Fax: 941-383-5860

List Office Fax: 941-383-5860

Price Change:

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

List Agent Direct: 941-928-3559

List Agent Cell: 941-928-3559

Call Center #:

List Office ID: 281502004

List Office Phone: 941-383-7591

LP/SqFt: \$2,088.67

Expiration Date: 10/31/2026

Delayed Distribution YN: No

Delayed Dist. Date:

Seller Representation: Transaction Broker

Occupant Type: Vacant

Owner:

Financing Avail: Cash, Conventional

Realtor Info: Assoc approval required, Docs Available

Confidential Info:

Showing Instructions: Appointment Only, Call Listing Agent, Use ShowingTime Button

Showing Considerations:

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: Developers Purchase Agreement and lots of additional information is in Attachments.

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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