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A4669837 1241 GULF OF MEXICO DR, #804, LONGBOAT KEY, FL 34228


County: Sarasota	Status: Active
Subdiv: WATER CLUB 01 AT LONGBOAT KEY	List Price: \$3,395,000
Subdiv/Condo:	
Beds: 3	Year Built: 1996
Baths: 4/0	Special Sale: None
Pool: Community	ADOM: 5
Property Style: Condominium	CDOM: 5
Total Acreage: 10 to less than 20	Pets: Yes
Flood Zone Code: AE	
	Max Times per Yr: 1
Garage: Yes Attch: Yes Spcs: 1	Carport: No Spcs:
Garage/Parking Features: Assigned Parking, Covered Parking, Guest Parking	
New Construction: No	Proj Comp Date:
LP/SqFt: \$1,114.94	Heated Area: 3,045 SqFt / 283 SqM
	Total Area: 3,423 SqFt / 318 SqM
Total Annual Assoc Fees: 28,288.00	
Average Monthly Fees: 2,357.33	

Welcome to The Water Club at Longboat Key, where privacy, spaciousness, and resort-style amenities complement the natural beauty of the setting at the edge of the sparkling waters of the Gulf of Mexico. Residents benefit from a semi-private elevator that opens directly into an impressive foyer, offering sweeping views of Sarasota Bay and the city skyline through floor-to-ceiling windows. This residence is on the north side of the south building, the sunset view side, overlooking the beautiful pool deck amenity of the community. This eighth-floor Brighton residence is highly coveted for its three-bedroom configuration with panoramic vistas of the Gulf, beach, and bay from two expansive terraces. Features include ten-foot ceilings, extensive glass walls, and storm protection shutters, enhancing both comfort and sophistication. The living room is designed to maximize openness and showcase sunsets over the Gulf. The primary suite offers a private terrace, den, walk-in closet, and dual bathrooms. With a split-bedroom plan, privacy is maintained for two generous guest suites, each featuring an en-suite bath. The kitchen is efficiently appointed with significant storage and a breakfast area overlooking the water. The Water Club stands as Longboat Key's premier gated beachfront community, situated on 16 acres of meticulously landscaped grounds. Amenities include a 17,000-square-foot clubhouse, well-equipped fitness center and spa, heated lap pool and hot tub, four Har-Tru tennis courts, concierge services, and versatile gathering spaces such as a library, billiards room, ballroom, firepit, and grilling area. Additional conveniences include under-building parking, climate-controlled storage, on-site management, and 24-hour security. Ideally located on the south end of Longboat Key, residents enjoy proximity to Longboat Key Club golf facilities, Publix shopping center, exclusive St. Armands Circle, downtown Sarasota's cultural offerings, and Sarasota International Airport, just 20 minutes away. The Water Club is pet-friendly and impeccably maintained, providing the pinnacle of coastal luxury living.

Land, Site, and Tax Information

SE/TP/RG: 16-36S-17E	Zoning:	Block/Parcel:
Subdivision #:	Future Land Use:	Book/Page: 31-7
Between US 1 & River:	No Drive Beach:	
Tax ID: <u>0009112058</u>	Zoning Comp: Yes	Front Exposure:
		Northwest
Taxes: \$25,341	Tax Year: 2024	Lot #: 0
Homestead: No CDD: No	Annual CDD Fee:	Other Exemptions:
AG Exemption YN:	Development:	Subdiv/Condo:
Alt Key/Folio #: 0009112058		
Legal Desc: UNIT 804 THE WATER CLUB 1 AT LONGBOAT KEY	Complex/Comm Name:	Mill Rate:
Ownership: Fee Simple	SW Subd Name: Water Club At Longboat Key	
SW Subd Condo#:	Flood Zone Date: 03/27/2024	
	Floor #: 1	Planned Unit Dev:
Bldg Name/#: 1	Census Block: 1	Census Tract: 000801
Total # of Floors: 1		Fannie Mae Sec:
Land Lease Y/N: No Land Lease Fee:	Lot Size Acres: 16.00	Lot Size: SqFt / SqM
Lot Dimensions:		
Water Frontage: Yes-Gulf/Ocean to Bay		
Water Frontage Lengths (in feet):		
Ocean to Bay: 500		
Water Access: Yes-Gulf/Ocean	Water Name: GULF OF MEXICO	
Water View: Yes-BayFull, GulfFull		

Interior Information

A/C: Central Air	Heated Area & Source: 3,045 Public Records
Heat/Fuel: Central, Electric	Total Area & Source: 3,423 Public Records

Beds & Baths: 3 Bedrooms, 4 Full baths and 0 Half baths**Fireplace:** No**Floors in Unit/Home:** One**Furnishings:** Unfurnished**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat Attic Fan, Walk-In Closet(s), Wet Bar, Window Treatments**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range Hood, Washer**Floor Covering:** Carpet, Wood**Accessibility Features:****Window Features:** Window Treatments**Laundry Features:** Inside, Laundry Room**Security Feat:** Gated Community**# of Wells:****# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	20x16	Carpet	Walk-in Closet	
Living Room	First	20x16	Wood	No Closet	
Dining Room	First	17x12	Wood	No Closet	
Bedroom 2	First	18x14	Carpet	Built-in Closet	
Bedroom 3	First	16x11	Carpet	Built-in Closet	
Kitchen	First	18x13	Tile	No Closet	

Exterior Information**Ext Construction:** Block, Stucco**Assigned Spcs:** 1**Roof:** Membrane**Garage Dim:****Foundation:** Stilt/On Piling**Property Attached:****Property Description:** High Rise**Architectural Style:****Ext Features:** Balcony, Hurricane Shutters, Sliding Doors**Pool:** Community**Pool Dimensions:****View:** Water**Vegetation:****Road Surface Type:** Asphalt**Disaster Mitigation:****Green Water Features:****Solar Panel Ownership:****Solar Lease/Finance Terms:****Community Information****Community Features:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Pool, Tennis Court(s)**Comm/Assoc Water Feat:** Gulf/Ocean Front, Waterfront**Fee Includes:** 24-Hour Guard, Community Pool, Escrow Reserves Fund, Insurance, Maintenance Exterior, Manager, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water**HOA / Comm Assn:** No**HOA Fee Requirement:****HOA Fee:****HOA Pmt Sched:****Master Assn/Name:** No**Master Assn Fee:****Master Assn Ph:****Condo Fee:** \$7,072 / Quarterly**Other Fee:****Housing for Older Per:** No**Pet Size:** Small (16-35 Lbs.)**# of Pets:** 2**Max Pet Wt:** 35**Pet Restrictions:** Two Pets up to 35lbs . Dog and/or Cat allowed, which when fully grown can be carried comfortably in it's owners arms in all corridors, lobbies etc.**Elementary School:** [Southside Elementary](#)**Middle School:** [Booker Middle](#)**High School:** [Booker High](#)**Association Approval Required:** Yes**Years of Ownership Prior to Leasing Required:** No**Lease Restrictions:** Yes**Approval Process:** Refer to Association Documents**Additional Lease Restrictions:** Refer to Association Documents

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