



**A4682743 316 W ROYAL FLAMINGO DR, SARASOTA, FL 34236**



**County:** Sarasota  
**Subdiv:** BIRD KEY  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 3/1  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Lot Features:** Cul-De-Sac, Street Dead-End  
**Total Acreage:** 1/4 to less than 1/2  
**Minimum Lease Period:** 2 Months  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Garage/Parking Features:** Garage Faces Side  
**Assigned Spcs:**  
**LP/SqFt:** \$1,139.23  
**New Construction:** No  
**Total Annual Assoc Fees:** \$1,315.00  
**Average Monthly Fees:** \$109.58  
**Flood Zone Code:** AE

**Status:** Active  
**On Market Date:** 02/21/2026  
**List Price:** \$4,975,000  
**Year Built:** 2001  
**Special Sale:** None  
**ADOM:** 1  
**CDOM:** 1

**Pets:** Yes  
**Max Times per Yr:** 2  
**Carport:** No **Spcs:**

**Heated Area:** 4,367 SqFt / 406 SqM  
**Total Area:** 5,624 SqFt / 522 SqM

Experience serene waterfront living in this custom residence on Bird Key, one of Sarasota's most prestigious island communities. This exceptional property presents a rare opportunity to own a private slice of paradise, offering sweeping bay views, refined coastal design, and an extraordinary lifestyle at an outstanding value. Designed for both comfort and entertaining, the home features three spacious en-suite bedrooms, including a luxurious primary suite that serves as a tranquil retreat. Wake each morning to panoramic water views, unwind in a spa-inspired hydra-jet soaking tub framed by bay windows, and enjoy dual walk-in closets, dual vanities, and a separate glass-enclosed shower. Rich oak floors, a welcoming fireplace, and custom cherry-wood cabinetry add warmth and sophistication throughout the open-concept living spaces. Double glass doors lead to an expansive lanai, perfect for sunrise coffee or sunset cocktails beside the free-form pool. The generous patio offers multiple seating areas, while a private dock with a 16,000-lb. lift invites effortless boating, kayaking, and fishing adventures. From your backyard, watch dolphins and manatees glide by, with the Gulf of Mexico just a short ride away. The chef's kitchen is equally impressive, appointed with premium appliances, a six-burner Dacor gas range with dual ovens, rich cherry cabinetry, a central island, and a Sub-Zero wine refrigerator—ideal for hosting unforgettable gatherings. Outside, a circular paver driveway, mature tropical landscaping, and stately Royal Palms create a grand first impression. Positioned on a spacious, protected boat basin with coveted western exposure, the home captures Sarasota's legendary sunsets in spectacular fashion. Located just two miles from downtown Sarasota's vibrant arts scene, fine dining, and boutique shopping, the property also offers close proximity to St. Armands Circle and the pristine shores of Lido Beach—placing world-class shopping, dining, and white-sand beaches within easy reach. This is waterfront living at its finest—where elegance, comfort, and coastal beauty meet.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 7 BLK 4 BIRD KEY SUB  
**SE/TP/RG:** 25-36S-17E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [2012050003](#)  
**Taxes:** \$32,034  
**Homestead:** Yes  
**Alt Key/Folio #:** 2012050003

**Zoning:** RSF1  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2025  
**AG Exemption YN:**

**Block/Parcel:** 4  
**Front Exposure:** South  
**Lot #:** 7  
**Other Exemptions:**

**CDD:** No **Annual CDD Fee:**  
**Complex/Comm Name:**  
**SW Subd Name:** Bird Key Sub  
**Flood Zone Date:** 03/27/2024  
**Floor #:**  
**Census Block:** 1  
**Bldg Name/#:**

**Flood Zone Panel:** 12115C0133G  
**Planned Unit Dev:**  
**Census Tract:** 000700

**Ownership:** Fee Simple  
**SW Subd Condo#:**  
**Flood Zone:** AE  
**Floors in Unit/Home:** One  
**Book/Page:** 11-20  
**Total # of Floors:** 1  
**Land Lease Y/N:** No **Land Lease Fee:**  
**Lot Dimensions:** 17030  
**Water Access:** Yes-Bay/Harbor  
**Water View:** Yes-Bay/Full

**Lot Size Acres:** 0.39 **Lot Size:** 17,030 SqFt / 1,582 SqM  
**Water Extras:** Yes-Bridges - No Fixed Bridges, Lift, No Wake Zone, Sailb Water, Seawall - Concrete

**Interior Information**

**A/C:** Central Air, Zoned  
**Heat/Fuel:** Central, Gas, Zoned  
**Utilities:** Cable Connected, Electricity Connected, Natural Gas Available, Sewer Connected, Sprinkler Well, Water Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Furnishings:** Unfurnished  
**Fireplace:** Yes-Family Room, Gas  
**Heated Area Source:** Owner Provided

**Appliances Incl:** Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Refrigerator, Tankless Water Heater, Washer  
**Flooring Covering:** Carpet, Tile, Wood  
**Interior Feat:** Built in Features, Crown Molding, Eating Space In Kitchen, High Ceiling(s), Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

| Room Type       | Level | Approx Dim | Flooring | Closet Type    | Features  |
|-----------------|-------|------------|----------|----------------|---|
| Primary Bedroom | First | 20x18      | Carpet   | Walk-in Closet | Bidet, Built-In Shower Bench, Dual Sinks, En Suite Bathroom, Exhaust Fan, Granite Counters, Multiple Shower Heads, Tub with Separate Shower Stall |
| Living Room     | First | 26x17      | Wood     | No Closet      |   |
| Dining Room     | First | 18x13      | Wood     | No Closet      |   |
| Kitchen         | First | 27x17      | Wood     | No Closet      | Dual Sinks, Exhaust Fan, Granite Counters, Kitchen Island, Pantry, Tall   |

|              |       |       |        |                 |                   |
|--------------|-------|-------|--------|-----------------|-------------------|
| Florida Room | First | 20x20 | Wood   | No Closet       | Countertops       |
| Bedroom 2    | First | 15x12 | Carpet | Walk-in Closet  | En Suite Bathroom |
| Bedroom 3    | First | 11x11 | Carpet | Built-in Closet | En Suite Bathroom |
| Study/Den    | First | 11x11 | Carpet | No Closet       |                   |

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Tile

**Property Description:**

**Ext Features:** French Doors, Irrigation System, Rain Gutters

**Pool:** Private

**Pool Dimensions:**

**Spa:** No

**Pool Features:** Heated, In Ground

**Patio And Porch Features:**

**Foundation:** Slab

**Garage/Parking Features:** Garage Faces Side

**Road Surface Type:** Asphalt

**Garage Dim:**

**Architectural Style:** Custom

#### Green Features

**Green Energy Generation:**

**Green Energy Generation Y/N:** No

#### Community Information

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

**HOA / Comm Assn:** Yes

**HOA Fee:** \$1,315.00 / Required

**HOA Pmt Sched:** Annually

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

**Assn/Manager Name:** Melissa Jackson

**Assn/Manager Email:**

**Assn/Manager Phone:** 941-366-0848

**Assn/Manager URL:**

**Master Assn/Name:** No

**Master Assn Fee:**

**Master Assn Ph:**

**Condo Fee:**

**Other Fee:**

**Housing for Older Per:** No

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

**# of Pets:**

**Max Pet Wt:**

**Pet Restrictions:** No Restrictions

**Association Approval Required:** No

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

**Lease Restrictions:** No

#### Dock Information

| Dock Y/N                  | Yes    | Dock Yr Blt             | Dock Dim              | Dock Maint Fee |
|---------------------------|--------|-------------------------|-----------------------|----------------|
| <b>Dock Lift Capacity</b> | 16,000 | <b>Dock Description</b> | Dock w/Electric, Lift |                |

#### Realtor Information

**List Agent:** [Michael Moulton](#)

**List Agent ID:** 281502925

**List Agent Direct:** 941-928-3559

**List Agent E-mail:** [michaelmoulton@michaelsaunders.com](mailto:michaelmoulton@michaelsaunders.com)

**List Agent Fax:** 941-383-5860

**List Agent Cell:** 941-928-3559

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

**Call Center #:** 941-308-7777

**Original Price:** \$4,975,000

**List Office Fax:** 941-383-5860

**List Office ID:** 281502004

**On Market Date:** 02/21/2026

**Price Change:** 02/21/2026

**List Office Phone:** 941-383-7591

**Previous Price:**

**LP/SqFt:** \$1,139.23

**Expiration Date:** 08/31/2026

**Delayed Distribution YN:** No

**Delayed Dist. Date:**

**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

**Confidential Info:**

**Showing Instructions:** 24 Hour Notice, Listing Agent Must Accompany, Use ShowingTime Button

**Showing Considerations:**

**Driving Directions:** John Ringling Blvd. west over the Ringling Bridge to left onto Bird Key Drive, 4th right onto West Royal Flamingo Dr. 1st house on right.

**Realtor Remarks:** Proof of Funds requested with an offer.

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Phone:**

**Email:**

**Fax:**

**Address:** , Florida

**Closing Company Name:**

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