



A4704636 1075 GULF OF MEXICO DR, #303, LONGBOAT KEY, FL 34228



County: Sarasota
Property Style: Condominium
Subdiv: BEACHPLACE II
Subdiv/Condo:
Beds: 2, **Baths:** 2/0
Pool: Community
Garage: Yes **Attch:** No **Spcs:** 2
Max Times per Yr: 12
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 19,200.00
Average Monthly Fees: 1,600.00

Status: Active
List Price: \$925,000
LP/SqFt: \$615.44
Year Built: 1981
ADOM: 16 **CDOM:** 16
Heated Area: 1,503 SqFt / 140 SqM
Total Area: 1,503 SqFt / 140 SqM
Total Acreage: Non-Applicable
Lot Features:
Flood Zone Code: AE

Welcome to Beachplace and this beautifully updated, turnkey two-bedroom, two-bath residence in one of Longboat Key's most sought-after Gulf-front communities. Offered fully furnished, this coastal retreat features impact-glass windows and sliding glass doors, wood flooring throughout the living areas, and a fresh, contemporary aesthetic that makes it truly move-in ready. Whether you're seeking a full-time residence, a seasonal getaway, or an investment property, this residence offers the ideal blend of comfort, convenience, and resort-style living. The spacious living and dining areas open to a private tiled balcony overlooking a tranquil pond and fountain, creating a peaceful setting for morning coffee or evening relaxation. The kitchen has been opened to the main living area and features a breakfast bar, pantry, laundry closet, and ample solid-wood cabinetry for storage. The split-bedroom floor plan provides excellent privacy, with both bedrooms offering ensuite baths. The primary suite is thoughtfully separated from the guest suite, while the guest bedroom includes a custom built-in desk and workspace, along with a clever configuration providing space for a full-size bed, hanging storage, and drawers. Additional features include two assigned parking spaces—one covered and one open—an elevated ceiling that extends from the dining area toward the entry, and an HVAC system installed in late 2019 with a transferrable lifetime warranty. The residence is being sold furnished, making it an effortless opportunity to begin enjoying the Longboat Key lifestyle immediately. Beachplace offers an exceptional array of amenities across its beautifully maintained 31-acre Gulf-front community. Residents enjoy approximately 1,450 feet of pristine private beachfront, accessible by private boardwalks, with beach chairs and umbrellas provided and set up daily. Resort-style amenities include an Olympic-size heated pool and hot tub, gas BBQ grills, clubhouse with two fitness rooms, lighted tennis and pickleball courts, sidewalks, lush landscaping, and a 24-hour manned guard gate. The community is self-managed and consists of 336 condominium residences across eleven six-story buildings. For added flexibility, Beachplace permits monthly rentals up to 12 times per year, making this property an attractive option for those seeking both personal enjoyment and rental potential. Condominium fees include cable, internet, water, sewer, trash, and exterior maintenance, providing exceptional value and simplified ownership. Just minutes from the Longboat Key Club's golf and tennis facilities, the boutique shops and restaurants of St. Armands Circle, and the cultural attractions, theaters, galleries, and waterfront parks of downtown Sarasota, this residence places the best of the Gulf Coast within easy reach. Experience the relaxed elegance of Longboat Key and the effortless resort lifestyle that makes Beachplace such a special place to call home. Washer and dryer replaced in 2021, the range and microwave in 2022, the dishwasher in 2023, and the tankless water heater in 2025. The roof was replaced in 2025.

Land, Site, and Tax Information

Legal Desc: UNIT 303 BLDG 7 BEACHPLACE 2

SE/TP/RG: 21-36S-17E

Subdivision #:

Between US 1 & River:

Tax ID: 0010032067

Taxes: \$7,996

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 0010032067

Ownership: Fee Simple

SW Subd Condo#:

Bldg Name/#: BEACHPLACE

Total # of Floors: 7

Land Lease Y/N: No

Land Lease Fee:

Lot Dimensions:

Water Frontage: Yes-Gulf/Ocean

Water Frontage Lengths (in feet):

Gulf Ocean 1450

Water Access: Yes-Beach, Gulf/Ocean

Water View: Yes-GulfFull

Zoning: R6MX

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

Annual CDD Fee:

Development:

Complex/Comm Name:

SW Subd Name: Beachplace

Flood Zone Date: 03/27/2024

Floor #: 3

Census Block: 1

Lot Size Acres: 0.00

Block/Parcel:

Book/Page: 1385-1108

Front Exposure: South

Lot #: 0

Other Exemptions:

Subdiv/Condo:

Planned Unit Dev:

Census Tract: 000801

Lot Size: SqFt / SqM

Water Name: GULF OF MEXICO

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Room Type

Level

Approx Dim

Flooring

Closet Type

Features

Living Room

First

19x14

Wood

Appliances Incl: Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Washer

Flooring Covering: Wood

Interior Feat: Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor

of Wells:

of Septics:

Dining Room	First	14x10	Wood	
Kitchen	First	16x9	Wood	
Primary Bedroom	First	14x14	Wood	Built-in Closet
Bedroom 2	First	12x12	Wood	Built-in Closet

Exterior Information

Ext Construction: Block, Stucco

Roof: Membrane

Foundation: Slab

Property Description: Mid Rise

Ext Features: Balcony, Sliding Doors

Pool: Community

Road Surface Type: Asphalt

Assigned Spcs:

Garage Dim: , **Attached Garage Y/N:**No

Property Attached:

Architectural Style:

Pool Dimensions:

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Pool, Tennis Court(s)

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

Fee Includes: 24-Hour Guard, Common Area Taxes, Community Pool, Escrow Reserves Fund, Insurance, **Building Elevator Y/N:**Yes
Maintenance Exterior, Maintenance Grounds, Manager, Pool Maintenance, Recreational Facilities, Security, Sev
Trash, Water

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

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

Monthly HOA Amount:

Other Fee:

Housing for Older Per: No

Condo Fee: \$4,800 / Quarterly

Monthly Condo Fee: \$1,600

Association Approval Required: Yes

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Approval Process: Contact listing agent for approval process.

Additional Lease Restrictions: Minimum lease is one month.

Association/Manager Name:Beachplace Manager

Association/Manager Contact Phone:941-383-4076

Association Email:

Association URL:

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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