



A4708262 1233 N GULFSTREAM AVE, #1404, SARASOTA, FL 34236



County: Sarasota
Subdiv: MARINA TOWER
Subdiv/Condo:
Beds: 3
Baths: 4/1
Pool: None
Property Style: Condominium
Total Acreage:
Minimum Lease Period: 1-2 Years
Garage: Yes **Attch:** Yes **Spcls:** 2
Garage/Parking Features: Assigned Parking
Assigned Spcls: 2
Garage or Carport Spaces: 2
LP/SqFt: \$929.11
New Construction: No
Total Annual Assoc Fees: \$45,708.00
Average Monthly Fees: \$3,809.00
Flood Zone Code: AE

Status: Active
On Market Date: 10/15/2026
List Price: \$2,700,000
Year Built: 2001
Special Sale: None
ADOM: 11
CDOM: 11
Pets: Yes
Max Times per Yr: 1
Carport: No **Spcls:**
Heated Area: 2,906 SqFt / 270 SqM
Total Area: 3,181 SqFt / 296 SqM

Experience unparalleled bayfront living at Marina Towers, Sarasota's premier downtown address. Perched on the 14th floor, this exceptional 2,900-square-foot residence showcases breathtaking 365-degree views of Sarasota Bay, the marina, Gulf and city skyline from three private terraces. Soaring ceilings, expansive windows and generously proportioned rooms create a light-filled residence where panoramic vistas are enjoyed throughout. Designed to live like a spacious private home, the thoughtfully planned interior offers three en-suite bedrooms providing exceptional flexibility for guests, work or relaxation. Every room is enhanced by sweeping views, creating a truly distinctive living experience. Marina Towers delivers the epitome of contemporary downtown living with full-service amenities, including 24-hour security and concierge service, a chic heated outdoor pool and spa, fitness center, community room with catering kitchen and a private guest suite for visiting friends and family. This pet-friendly community welcomes two pets with no weight restriction. A gated drive-in entrance provides added convenience, with concierge assistance available for shopping bags and packages. This residence comes with two secured parking spaces. Step outside and enjoy Sarasota Bay's spectacular sunsets and sparkling blue waters, while the best of downtown Sarasota's renowned dining, shopping, arts and entertainment are just steps away. This is sophisticated bayfront living at its finest, with an extraordinary combination of views, space, service and location.

Land, Site, and Tax Information

Legal Desc: UNIT 1404 MARINA TOWER

SE/TP/RG: 19-36S-18E

Subdivision #:

Between US 1 & River:

Tax ID: [2027042037](#)

Taxes: \$17,363

Homestead: Yes

Alt Key/Folio #: 2027042037

Related MLS Number(s):

Ownership: Fee Simple

SW Subd Condo#:

Flood Zone: AE

Floors in Unit/Home: One

Book/Page: 35-1

Total # of Floors: 15

Land Lease Y/N: No

Land Lease Fee:

Lot Dimensions:

Water Frontage: Yes-Bay/Harbor

Water Frontage Lengths (in feet):

Bay / Harbor 100

Water View: Yes-BayFull, GulfFull

Zoning: DTB

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

AG Exemption YN:

CDD: No **Annual CDD Fee:**

Complex/Comm Name:

SW Subd Name: Marina Tower

Flood Zone Date:

Floor #: 14

Census Block: 3

Bldg Name/#: MARINA TOWER

Lot Size Acres: 0.00

Block/Parcel:

Front Exposure: Southwest

Lot #: 0

Other Exemptions:

Flood Zone Panel:

Planned Unit Dev:

Census Tract: 000103

Lot Size: SqFt / SqM

Water Name: SARASOTA BAY

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: Cable Available, Sewer Connected

Sewer: Public Sewer

Water: Public

Furnishings: Unfurnished

Fireplace: No

Heated Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Kitchen Reverse Osmosis System, Microwave, Range

Flooring Covering: Carpet, Tile

Interior Feat: Built in Features, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	36x20	Tile	Walk-in Closet	
Bedroom 1	First	16x13	Carpet	Built-in Closet	
Bedroom 2	First	24x12	Carpet	Walk-in Closet	
Living Room	First	36x20	Tile	No Closet	
Primary Bathroom	First			Linen Closet	
Kitchen	First			Built-in Closet	

Exterior Information

Ext Construction: Block, Stucco

Roof: Membrane

Garage Dim:

Of Garage Attached:

Of Carport Attached:

Garage SqFt:

Of Garage Detached:

Of Carport Detached:

Property Description: Corner Unit, End Unit, High Rise

Architectural Style:

Ext Features: Balcony, Sliding Doors

Pool: None

Pool Dimensions:

Spa:

Pool Features:

Patio And Porch Features:

Foundation: Pillar/Post/Pier

Garage/Parking Features: Assigned Parking

Road Surface Type: Asphalt

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Clubhouse

Fee Includes: Escrow Reserves Fund, Insurance, Maintenance Exterior, Manager, Security, Sewer, Trash, Water

Building Elevator Y/N: Yes

HOA / Comm Assn: Yes

HOA Pmt Sched: Quarterly

Assn/Manager Name: Tara Perry

Assn/Manager Phone: 941-366-3993

Master Assn/Name: No

Condo Fee: \$11,427 / Quarterly

Social Membership:

Social Fee:

Social Frequency:

Pet Size: Extra Large (101+ Lbs.)

Max Pet Wt: 0

Association Approval Required: Yes

Lease Restrictions: Yes

Approval Process: See Documents

Additional Lease Restrictions: See Documents

HOA Fee:

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

Assn/Manager Email:

Assn/Manager URL:

Master Assn Fee:

Other Fee:

Social Include:

Social Deposit:

Social Contact:

of Pets: 2

Pet Restrictions:

Years of Ownership Prior to Leasing Required: No

Master Assn Ph:

Housing for Older Per: No

Social Name:

Social Phone:

Realtor Information

List Agent: [Michael Moulton](#)

List Agent E-mail: michaelmoulton@michaelsaunders.com

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

Original Price: \$2,700,000

List Agent ID: 281502925

List Agent Fax: 941-383-5860

List Office Fax: 941-383-5860

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: \$929.11

Expiration Date: 04/30/2027

Delayed Distribution YN: No

Delayed Dist. Date:

On Market Date: 10/15/2026

Seller Representation: Transaction Broker

Occupant Type: Vacant

Owner: ON RECORD

Financing Avail: Cash

Confidential Info:

Showing Instructions: Use ShowingTime Button

Showing Considerations:

Driving Directions: Downtown Sarasota on Gulfstream Avenue

Realtor Remarks: The interior is a likely complete remodel to most prospects. There are virtually remodeled room photos. The floor plan is in attachments. Information about pending assessments is in attachments.

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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