

# 2333 Gulf of Mexico Drive #1C4

the one & only **Vizcaya**



Presented by

**Jo Rutstein, PA**

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**A4479999 2333 GULF OF MEXICO DR, #1C4, LONGBOAT KEY, FL 34228**



**County:** Sarasota  
**Property Style:** Condominium  
**Subdiv:** VIZCAYA AT LONGBOAT KEY PH 01  
**Beds:** 4, **Baths:** 4/1  
**Pool:** Community  
**Garage:** Yes **Attach:** Yes **Spcs:** 2  
**Max Times per Yr:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Fees:** 30,000.00  
**Average Monthly Fees:** 2,500.00

**Status:** Active  
**List Price:** \$3,999,000  
**LP/SqFt:** \$1,129.66  
**Year Built:** 1997  
**ADOM:** 2 **CDOM:** 2  
**Heated Area:** 3,540 SqFt / 329 SqM  
**Total Area:** 4,843 SqFt / 450 SqM  
**Total Acreage:**  
**Lot Features:** Coastal Construction  
Control Line, Flood Zone, Near Golf  
Course, Near Marina, Near Public  
Transit, Sidewalks, Street Paved  
**Flood Zone Code:** VE

Bask in the endless glowing sunsets only the Gulf Coast of Florida can offer. This exquisite, custom designed beachfront condominium features direct views of the Gulf of Mexico and her pristine beach. 3,540 square feet including a 3-bedroom, 3-full- and one-half-bath main condominium plus a 1-bedroom, 1-bath casita connected by a covered courtyard, all on the top floor of the building. The floor plan is completely unique and accentuates the features of this exceptional residence including custom travertine flooring, a wood-burning fireplace, numerous skylights, impact-rated windows/sliders and hurricane shutters, an exclusive outdoor kitchen, tray ceilings, crown molding, plantation shutters, new plumbing, and a private elevator that takes you to your personal 2.5-car garage. The wraparound covered terrace offers endless vistas and space for several seating areas. Vizcaya is one of Longboat Key's exclusive luxury communities, with only 32 residences it affords privacy, as well as world-class amenities including a heated beachside pool/spa, resident clubhouse, fitness center including steam, sauna, and water treadmill, tennis court, live-in management, and over 500 feet of private beach. Large pets are welcome. The Longboat Key Club offers golf and boating options on the island, groceries and essentials are less than a mile away, and the incredible dining, shopping, and entertainment of St. Armands Circle and downtown Sarasota are only moments away. Don't wait to discover this truly one-of-a-kind residence.

**Land, Site, and Tax Information**

**Legal Desc:** UNIT 1C4 BLDG 1 VIZCAYA AT LONGBOAT KEY PHASE 1  
**SE/TP/RG:** 08-36S-17E  
**Subdivision #:**  
**Tax ID:** 0007111012  
**Taxes:** \$31,124  
**Homestead:** Yes  
**Ownership:** Condominium  
**SW Subd Condo#:**

**CDD:** No

**Zoning:**  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2019  
**Annual CDD Fee:**  
**Complex/Comm Name:**  
**SW Subd Name:** Vizcaya At Longboat Key  
**Flood Zone Date:**  
**Floor #:** 4  
**Census Block:**  
**Total Units:**  
**Lot Size Acres:** 8.24

**Block/Parcel:**  
**Book/Page:** 31-40  
**Front Exposure:** Northwest  
**Lot #:** 0  
**Other Exemptions:**

**Bldg Name/#:** VIZCAYA BLDG 1  
**Total # of Floors:** 4  
**Land Lease Fee:**  
**Lot Dimensions:**

**Planned Unit Dev:**  
**Census Tract:**  
**Lot Size:** 359,074 SqFt / 33,359 SqM

**Water Frontage:** Yes-Beach - Private, Gulf/Ocean  
**Water Access:** Yes-Beach - Private, Gulf/Ocean  
**Water View:** Yes-Bay/Harbor - Partial, Beach, Gulf/Full

**Waterfront Ft:** 503  
**Water Name:** GULF OF MEXICO

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Water Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Fireplace:** Yes-Living Room, Wood Burning  
**Heated Area Source:** Public Records  
**Total Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer  
**Flooring Covering:** Other, Travertine  
**Interior Feat:** Built In Features, Ceiling Fans(s), Central Vacuum, Crown Molding, High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floorplan, Sauna, Skylight(s), Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Dimen	Flooring
Living Room	First	21x19	Travertine
Dining Room	First	10x8	Travertine
Family Room	First	14x19	Travertine
Kitchen	First	15x15	Travertine
Master Bedroom	First	15x17	Other
Master Bathroom	First	9x14	Travertine
Bedroom 2	First	10x11	Other
Bedroom 3	First	14x12	Other
Bedroom 4	First	15x15	Travertine
Foyer	First	8x10	Travertine

**Features**

Built-In Shelving  
Closet Pantry, Dual Sinks, Island, Stone  
Counters  
Built-In Shelving, En Suite Bathroom, Walk-In  
Closet(s)  
Bath With Whirlpool, Built-In Shelving, Dual  
Sinks, Stone Counters, Tub with Separate  
Shower Stall  
Built-In Shelving, Desk Built-In, Jack & Jill  
Bathroom  
Jack & Jill Bathroom, Shower - No Tub, Stone  
Counters  
Bath With Whirlpool, Ceiling Fan(s), En Suite  
Bathroom, Granite Counters, Tub with  
Separate Shower Stall, Walk-In Closet(s)

**Exterior Information**

**Ext Construction:** Concrete, Stucco  
**Foundation:** Slab, Stilt/On Piling  
**Property Description:** Corner Unit, End Unit, Mid Rise  
**Ext Features:** Balcony, French Doors, Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Shower, Sauna, Sidewalk, Sliding Doors, Tennis Court(s)  
**Pool:** Community  
**Pool Features:** Gunite/Concrete, Heated, In Ground, Lighting  
**View:** Pool, Water

**Property Attached:**  
**Architectural Style:** Custom

**Pool Dimensions:**  
**Spa:** Yes-Heated, In Ground  
**Vegetation:** Mature  
Landscaping, Trees/Landscaped

**Green Features**

**Community Information**

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Fitness Center, Gated Community, Pool, Sidewalk, Tennis Courts, Water Access, Waterfront  
**Fee Includes:** 24-Hour Guard, Common Area Taxes, Community Pool, Fidelity Bond, Insurance, Maintenance Building Elevator Y/N: Yes  
Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Pest Control, Pool Maintenance, Recreational  
Facilities, Security, Sewer, Trash, Water  
**HOA / Comm Assn:** Yes **HOA Fee:**  
**Condo Fee:** \$7,500 / Quarterly  
**Pet Size:** Extra Large (101+ Lbs.)  
**Max Pet Wt:** 150  
**Elementary School:** Southside Elementary  
**Association Approval Required:** Yes  
**Lease Restrictions:** Yes  
**Approval Process:** Refer to Association Docs  
**Additional Lease Restrictions:** Refer to Association Docs  
**Association/Manager Names:** Brian and Sara Milgate  
**Association Email:** lbkvizcaya@gmail.com

**HOA Pmt Sched:**  
**Other Fee:**  
**# of Pets:** 2  
**Pet Restrictions:** Pets must be approved by association.  
**Middle School:** Booker Middle **High School:** Booker High  
**Years of Ownership Prior to Leasing Required:** No

**Association/Manager Contact Phone:** 941-387-6457  
**Association URL:**

## 2333 GULF OF MEXICO DR. #1C4 | VIZCAYA OF LONGBOAT KEY



Bask in the endless glowing sunsets only the gulf coast of Florida can offer. This exquisite, custom designed beachfront condo features direct views of the Gulf of Mexico and her pristine beach, with 3,540 sq ft including a 3 bed, 3/1 bath main condo plus a 1 bed, 1 bath casita connected by a covered courtyard, all on the top floor of the building. The floor plan is completely unique and accentuates the features of this exceptional residence including custom travertine flooring, a wood burning fireplace, numerous skylights, impact rated windows/sliders and hurricane shutters, an exclusive outdoor kitchen, tray ceilings, crown molding, marble counters, plantation shutters, new plumbing, and a private elevator that takes you to your personal 2.5 car garage. The wraparound covered terrace offers endless vistas and space for several seating areas. Vizcaya is one of Longboat Key's exclusive luxury communities, with only 32 residences it affords privacy as well as world-class amenities including a heated beachside pool/spa, resident clubhouse, fitness center including steam, sauna, and water treadmill, tennis court, live-in management, over 500 feet of private beach, and large pets are welcome. The Longboat Key Club offers golf and boating options on the island, groceries and essentials are less than a mile away, and the incredible dining, shopping, and entertainment of St. Armand's Circle and Downtown Sarasota are only moments away. Don't wait to discover this truly one-of-a-kind residence.



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PremierSothebysRealty.com

**OFFERED AT: \$3,999,000 USD**

**MLS: A4479999**

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## 2333 GULF OF MEXICO DR. #1C4 | VIZCAYA OF LONGBOAT KEY



### FEATURES & DETAILS

List Price:	\$3,999,000	Year Built:	1997
Beds:	4	Baths:	4/1
Sq Ft Heated:	3,540	Sq Ft Total:	4,843
Parking Space:	2.5 Car Private Garage + Guest	HOA:	\$7,500 Quarterly
Water View:	Gulf of Mexico	2019 Taxes:	\$31,124

#### Special Features

- A completely one of a kind, open, and versatile floorplan
- ***Located on the top floor facing Northwest*** providing direct unobstructed views of the Gulf of Mexico and beach along with the pool and grounds.
- New impact rated floor-to-ceiling windows and sliders to enhance the view and your protection from storms
- Hurricane shutters have been installed in addition to impact windows
- True 3 bedroom main condo with the 3rd currently used as an office or den
- Detached 1 bedroom casita connected by a covered courtyard
- Spacious covered balconies providing views of the Gulf and Grounds
- Unique outdoor kitchen on the main balcony overlooking the Gulf
- Private “resident only” elevator serving only one unit per floor
- Personal 2-1/2 stall garage accessible via private elevator
- Custom size travertine tile flooring throughout residence (except bedrooms)
- All new plumbing throughout residence
- Astonishing amount of closets and storage capacity within the residence including several walk-in closets
- Numerous sky lights for an infusion of natural light
- Interior glass French doors allow you to vary the floor plan by opening or closing off space





## Foyer

- Elegant entry to welcome guests
- Sleek glass French doors open to covered courtyard
- Artistic light fixtures and recessed lighting
- Private elevator to personal garage
- Powder room
- Custom travertine flooring
- Crown molding

## Gallery

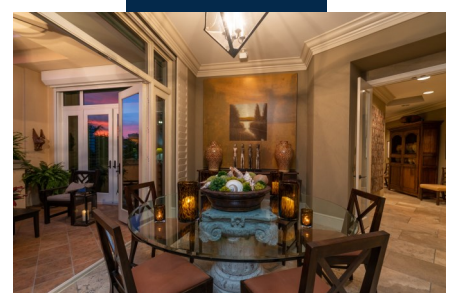
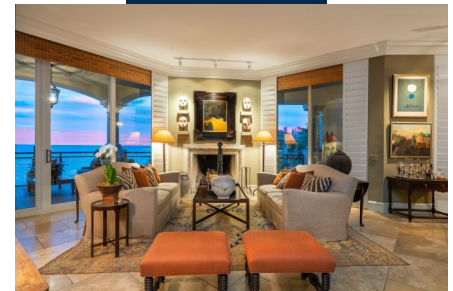
- Large open space for displays, seating, etc.
- Instant Gulf views
- Tray ceiling
- Recessed lighting
- Custom travertine flooring
- Crown molding
- Interior glass French doors leading to kitchen, foyer, and bedroom hallway

## Living Room

- Phenomenal views of the Gulf of Mexico
- Floor-to-ceiling windows and sliders open to the terrace
- Incredible large open space can be configured many ways
- Functional wood burning fireplace
- Directional art lighting
- Custom travertine flooring
- Crown molding
- Two sets of glass French doors leading to Family room

## Dining Room

- Unique overhead chandelier
- Directional art lighting
- Custom travertine flooring
- Crown molding
- Glass French doors leading to privacy terrace framed by additional windows







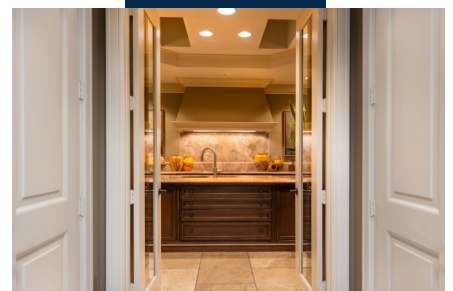
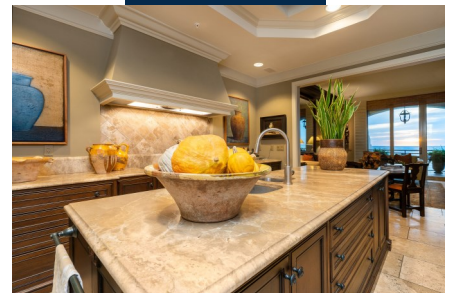
## Family Room

- Phenomenal views of the Gulf of Mexico
- Floor-to-ceiling windows and sliders
- Incredible solid wood built-in book case and entertainment center
- Swing TV can be opened to watch from the adjacent kitchen
- Directional art lighting
- Custom travertine flooring
- Crown molding
- Two sets of glass French doors leading to Living room



## Kitchen

- Incredible view of the beach
- Large center island with storage
- Built-In stainless Gaggenau Oven
- Stainless Gaggenau cooktop
- Stainless Asko Dishwasher
- Built-in stainless GE Monogram microwave
- Stainless Dacor warming drawer
- Two Subzero Integrated refrigerators
- Four Subzero Integrated freezer drawers below refrigerators
- Solid wood cabinets with pull out storage
- Beveled marble counter tops
- Large window overlooking covered courtyard
- Tray ceiling with recessed lighting
- Dual skylights over island
- Built-in pantry with 2 additional large closet pantries
- Built-in wine racks above refrigerator and pantry
- Custom travertine flooring
- Crown molding
- Located adjacent to family room with French doors leading to Gallery

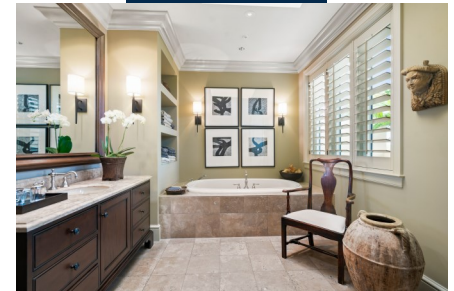






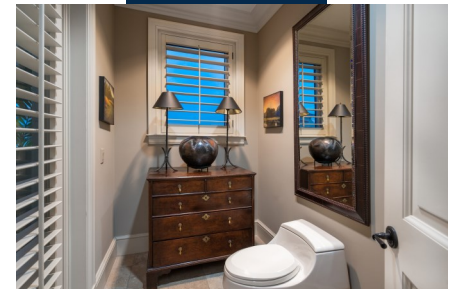
## Master Suite

- Stunning view of the Gulf of Mexico and the beach
- Glass French doors leading to privacy terrace framed by additional windows
- Three large windows overlooking the pool with plantation shutters for privacy
- Large dressing area with tray ceiling connects the bedroom, closets and both master bathrooms
- Two large walk-in closets
- Two built-in wardrobes
- Seagrass woven flooring
- Crown Molding



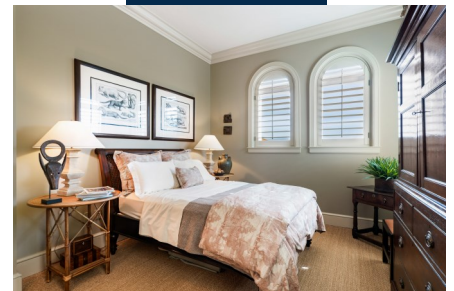
## Dual Master Bathrooms

- Shared walk-in shower with multiple shower heads and built-in bench
- Separate sinks and commodes
- Beveled marble counter tops in both
- Large windows for natural light in both baths with plantation shutters
- Travertine tile flooring in both
- Jetted Jacuzzi tub with built-in shelves in larger bath
- Private commode room with window and door to terrace in larger bath
- Skylight in larger bath
- Linen closet and storage closet in smaller bath



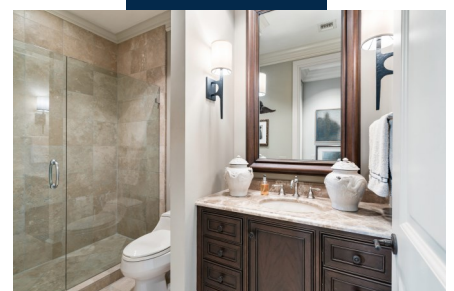
## 2nd Bedroom

- Very private, located at the back corner of the residence
- Four arched windows with plantation shutters
- Wall closet with organizer
- Seagrass woven flooring
- Crown Molding

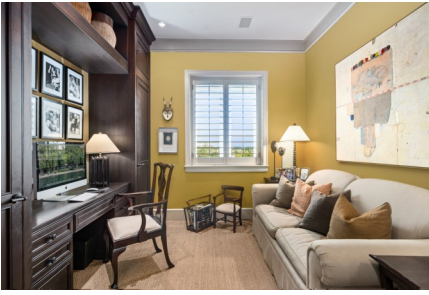


## Jack & Jill Bathroom

- Large walk-in shower
- Travertine tile flooring and shower
- Beveled marble counter
- Located off the 2nd & 3rd bedrooms





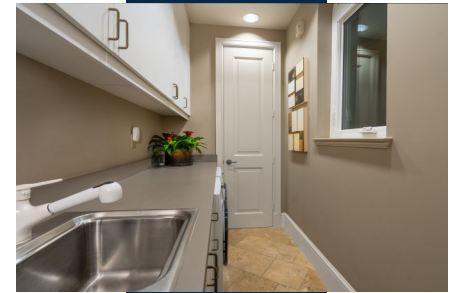


### 3rd Bedroom/Office

- Dual Built-in desks and cabinets
- Large window with plantation shutters
- Solid French doors close off the room
- Crown molding
- Recessed lighting
- Seagrass woven flooring

### Detached Casita/4th Bedroom

- Entrance off covered courtyard
- Three large windows with plantation shutters
- Large walk-in closet
- Travertine tile flooring
- Pecky cedar ceiling with exposed beams and ceiling fan



### Casita Bathroom

- Walk-in shower
- Travertine tile flooring
- Granite counter
- Jetted Jacuzzi tub



### Laundry Room

- Utility sink with extra overhead storage cabinets
- Walk-in closet with shelving and Vacuflo central vacuum system
- New GE washer and dryer set



### Exterior

- Covered courtyard entrance with balcony looking toward bay
- Large wraparound covered terrace with direct Gulf views and multiple seating areas
- Custom outdoor kitchen
- Glass railings
- Exterior lighting

### Parking & Storage

- Private 2-1/2 stall garage
- Additional guest parking





# Frequently Asked Questions - Condo

Property Address: 2333 Gulf of Mexico Dr #1C4, Longboat Key, FL 34228

Community Name: Vizcaya Building # 1

Does your condo have hurricane protection? ☒Hurricane Shutters ☒Impact Glass ☐Hurricane Screens

Do you have a security system? ☒Yes ☐No Company: Central Security Services

Is your system transferable? ☒Yes ☐No

Assigned parking space(s) # Private 2-1/2 Stall Garage Assigned Storage Locker # \_\_\_\_\_

Other assigned or deeded amenities \_\_\_\_\_

## Condo Association (if applicable)

Association Name: Vizcaya of Longboat Key Condominium Association

Property Management Contact: In-house manager Brian & Sara Milgate

What is the fee? \$ 7,500 ☐monthly ☒quarterly ☐annually

Are there additional fees? ☐Yes ☒No \$ \_\_\_\_\_ ☐monthly ☐quarterly ☐annually

What does the fee include?

Buyer Approval? ☒Yes ☐No Application Fee: \$2,000

Any Current or Pending assessments? ☐Yes ☐No Amount: \$ \_\_\_\_\_ For? \_\_\_\_\_

Are pets allowed? ☒Yes ☐No Restrictions: 2 pet max / no weight restrictions / must be approved

Are there lease restrictions? ☒Yes ☐No 3 month minimum, 2 times per year

## Documents: (Please provide all documents—we will make copies and return the originals)

Floor Plan ☒Yes ☐No

HOA Documents, FAQ, Budget, Financials, Rules, etc.

Site or Building Plan ☒Yes ☐No

Wind Mitigation Report ☐Yes ☐No

## Community Amenities

What amenities does your condo offer? Clubhouse, fitness center, water treadmill, steam and sauna, tennis, pool, spa, beach

Does your condo building have any recent or planned improvements or renovations?



**Utilities:** (12 month average)Electric Company: Florida Power & Light (FPL) Average electric bill? \$400How much is your average water bill? Paid by AssociationWho is your internet/cable provider? Comcast**Appliances:**

	<i>Brand/Model</i>	<i>Year Installed</i>	<i>Warranty/Maintenance</i>
Air Conditioner (1)	1. Trane	2008	Homotech
Air Conditioner (2)	2. Trane                      3. Trane	2008                      2008	Homotech
Refrigerator	2 Subzero fridges & 4 freezer drawers	1997	Homotech
Oven/Range	Gaggenau	2013	Homotech
Cook Top	Gaggenau	1997	Homotech
Dishwasher	Asko	2015	Homotech
Microwave	GE Monogram	2013	Homotech
Disposal	Kitchenaid	1997	Homotech
Water Heater	AO Smith	2006	Homotech
Washer	GE	2020	Homotech
Dryer	GE	2020	Homotech
Other	Dacor Warming Drawer installed 2013.	Vacuflor Central Vacuum System	

**Services:**Pest Control Company Arrow Fee \$27

Other \_\_\_\_\_ Fee \_\_\_\_\_

**Insurances obtained by seller:** *Carrier**Annual Premium*Homeowners CHUBB \$3,306

Flood \_\_\_\_\_

Other \_\_\_\_\_

**Home Warranty**Are you providing a Home Warranty? ☐ Yes ☒ No Company: \_\_\_\_\_Is the home being sold Furnished? ☐ Yes ☒ No Does your condo have any "Green" features? ☐ Yes ☒ NoAre there any items "attached" to your home that you are planning to exclude from the sale? ☐ Yes ☒ No



[illegible]



# Vizcaya





# Vizcaya Community Information

- ◆ **Total number of Units: 32**
- ◆ **Year Built: 1997-1998**
- ◆ **Minimum Lease Period: 3 Months**
- ◆ **Max # of Leases per Year: 2**
- ◆ **Pets Allowed: Yes**
- ◆ **Pet Restrictions: Two pets any size, must be approved by association.**
- ◆ **Purchase and Lease Approval Required by Association**



Sit back and relax at the Vizcaya condos for sale in Longboat Key. With 32 units available, this condos, built in 1997, will have something for everyone. Your safety is paramount at the condos, and on-site security will take care of any concerns that you may have. For your other questions, the condos' concierge is easily accessible, allowing you to plan for an evening out or get some ideas for restaurants to dine at. Each of the units also has access to a fully equipped health club and a spa, as well as a gulf side heated pool and whirlpool. The condos have one of the best tennis courts available, a Har-Tru tennis court – well known for its hard clay surface.

Longboat Key boasts one of the best beaches in Sarasota, with its soft white sparkling sand and turquoise water. Being right on the water, the condos have access to many activities, including jet skiing, boating, fishing and kayaking. The rental companies on the key will ensure that you always have something to do while here. Shopping for the necessities is a snap, as there is a Publix Super Market only a seven-minute walk from the condos. One of the main thoroughfares on the Key, the Bay Isles Parkway, also boasts a pharmacy, bank, flower store and many restaurants of an array of cuisines, both casual and fine dining.

Main Street Sarasota and downtown Sarasota is a 19-minute drive away, with shops and entertainment options galore. The Main Street shops are a variety of unique boutiques and name brand stores. As well, Sarasota is home to a performing arts hall, two theaters and even an opera hall.



## Community Features

- Location! Location! Location!

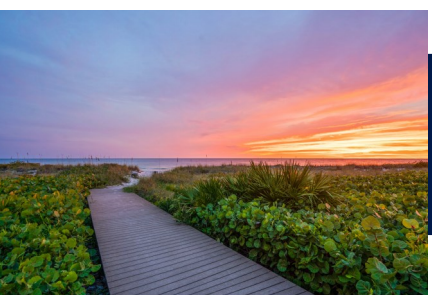
Ideally located directly on the Gulf of Mexico at the South end of Longboat Key, just minutes to St. Armand's Circle and Downtown Sarasota and less than a mile to groceries and dining.

- Over 8 acres of tropical landscaping with over 500 feet of prime waterfront and white sand beach that can only be found along Florida's Gulf Coast.
- Beachside heated swimming pool
- Heated Jacuzzi
- Oversized pool deck
- Board-walk to beach with outdoor shower
- Har-Tru Tennis Court
- Resident clubhouse
  - State of the art fitness center
  - Spa, steam room, and sauna
  - Water treadmill
  - Equipped function room
  - Full kitchen
  - Meeting rooms and spaces for events
  - Covered outdoor lanai with seating
- Live-in management with impeccable service
- Guarded gate entry provides 24 hour security
- Private garages for all residents
- Guest elevators for each building
- The nearby Longboat Key Club offers golf, a deep water marina, and numerous additional dining options all moments away.





# VIZCAYA





# Welcome to Longboat Key

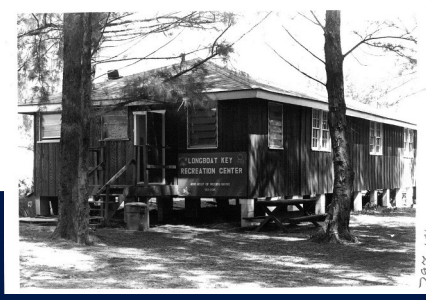




# History of Longboat Key



**Bridge to Anna Maria Island**



**Longboat Recreation Center**



**Longboat Ritz-**

Longboat Key was the vacation land of the Timucuan and Caloosa Indians for hundreds of years. Shell-mounds have been found showing that picnics and fish fries were commonplace.

In 1539 Hernando DeSoto is thought to have visited here with his scout, Juan Anasco, manning the "longboat" as it went through the north pass.

In 1891 Civil War veteran Thomas Mann settled with his grown sons on the north end and was awarded 144 acres as a homestead grant. One of his sons received another 144 acres on the southern end of the Key. Mann sold his land around the turn of the century for \$500.

Homes were built on the north end of Longboat Key in the early 1900's, some of which are still standing. In the 1920's John Ringling bought hundreds of acres on the south end and planted Australian pine trees along Ringling Boulevard (now Gulf of Mexico Drive) from one end of the island to the other. He also built the Ritz-Carlton Hotel on New Pass, which was started in 1926 but never finished; it was torn down in 1962 after Arvida bought the land.



During World War II Longboat Key was sparsely inhabited, but near the present Longboat Harbour there was a target range for Army Air Force planes, which roared over firing 50-calibre bullets. Gates blocked Gulf of Mexico Drive while target practice was held and then opened again to let the few vehicles pass.

The Town of Longboat Key was incorporated on November 14, 1955. Development started gradually but hit its activity peak in the 1960's and 1970's. Longboat Key Towers was the first condominium built. Town Commissions gradually tightened the zoning and approved Town water and sewage in the 1970's. It was estimated at the time that these

utilities would serve a population of 26,000.

Since then development has exhausted almost every acre of land, and the zoning has become even stricter. Today, very few tracts of privately-owned land over a few acres remain undeveloped.





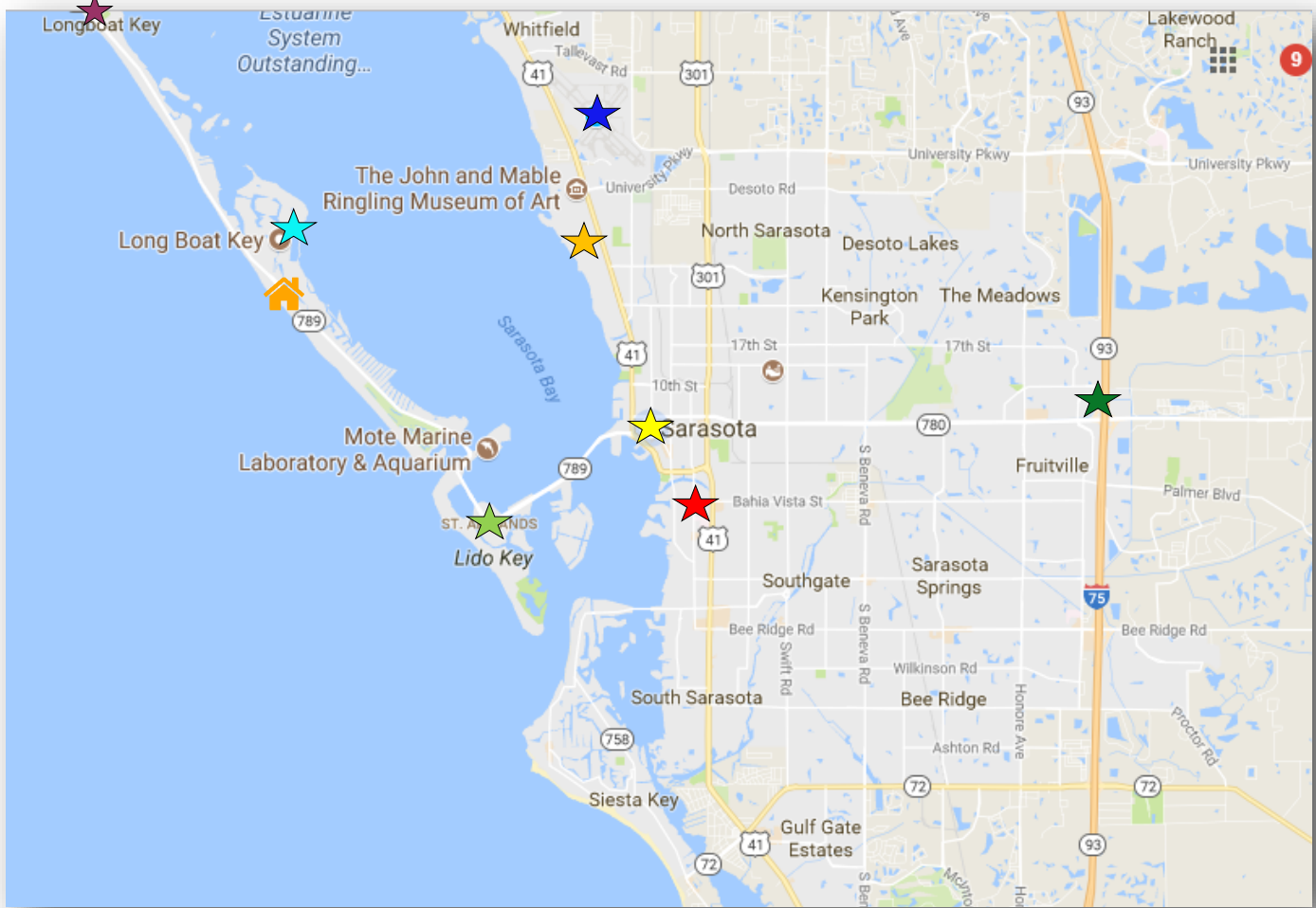



Longboat Key is a 10.8-mile barrier island in Southwest Florida. On the east side, the Key encloses the western boundary of Sarasota Bay. It's bordered to the west by the Gulf of Mexico. The dense mangroves of the Key's eastern edge are a popular spot for kayakers and boaters to catch a glimpse of wildlife like dolphins and manatees. The Key is separated from neighboring islands by deep water passes from the Gulf of Mexico to Sarasota Bay. On the north end, Longboat Pass Bridge connects the Key to Bradenton Beach. On the south end, New Pass Bridge links Longboat Key to St. Armand's Circle and Lido Key. Families enjoy the many water sport activities from fishing, boating and kayaking to plucking perfect seashells along the shoreline. Couples and friends explore chic dining and shopping spots around St. Armand's Circle. The aristocratic heritage of the St. Armand and Ringling families resonates through quiet gardens and plush Palm Beach-style shopping. Umbrella-draped cafes and handsome restaurants offer exceptional European fare and inventive coastal specialties. Work off that decadent dessert with a stroll around the circle for leather, jewelry, resort wear and art gallery browsing. Venture just across the bridge over Sarasota Bay for unrivalled cultural treats.






**LOCATION, LOCATION, LOCATION.....It doesn't get better than this.**





**5.7 Miles to Downtown Sarasota** - considered the Cultural Icon of Florida's Gulf Coast, famous for it's Arts, Shopping,  and Restaurants. Even though it is still considered a small town, Sarasota is able to deliver on big expectations with venues like the Sarasota Opera House, Van Wezel Performing Arts Hall, and Selby Botanical Gardens.


**3.4 Mile to St. Armand's Circle** - A circular mecca of unique high end shops and restaurants, and the gateway to Lido Beach and Longboat Key.

**9 Miles to Anna Maria Island** - The laid back island with a quaint Old Florida feel, a perfect place to escape for a day  of biking, yoga on the beach, or enjoy a perfect Group sandwich on the end of Rod N' Reel Pier.

**7.6 Miles to Sarasota Memorial Hospital** - With it's state-of -the-art facility and quick response time.

 **9.3 Miles to Museum Row** - The stretch of US 41 that encompasses such culture as the Asolo Center for Performing Arts, the Ringling Museum, Ringling School of Art & Design, Sarasota Jungle Gardens, and the Museum of Cars.

**9.4 Miles to Sarasota/Bradenton International Airport** - Small enough to navigate easily and big enough to get you  anywhere in the world with many non-stop flights offered.

**0.7 Miles to Longboat Key Club** - With something for everyone from fine dining, and spa services to golf and tennis.  
 Even a deep water marina with storm protected slips.

**13.3 Miles to Interstate 75** - A straight shot down Fruitville Rd and you're on your way wherever you want to go.

 Provides easy access to the Mall at University Town Center, Lakewood Ranch, Tampa, Venice and beyond.