

# 655 Longboat Club Rd #16B

the one & only **Regent Place**



[www.RegentPlace16B.com](http://www.RegentPlace16B.com)

**Presented by**

*Jo & Hilary*



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**County:** Sarasota  
**Property Style:** Condominium  
**Subdiv:** REGENT PLACE PH 1  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 3/1  
**Pool:** Community  
**Garage:** Yes **Attch:** Yes **Spes:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:**  
**Average Monthly Fees:** 4,055.00

**Status:** Active  
**List Price:** \$4,250,000  
**LP/SqFt:** \$1,353.93  
**Year Built:** 1995  
**ADOM:** 5 **CDOM:** 5  
**Heated Area:** 3,139 SqFt / 292 SqM  
**Total Area:** 3,683 SqFt / 342 SqM  
**Total Acreage:**  
**Lot Features:** Landscaped, Near Golf Course, Near Marina, Near Public Transit, Sidewalks  
**Flood Zone Code:** VE

One or more photo(s) has been virtually staged. Why choose between breathtaking beach views, serene golf course vistas or the twinkling city lights when you can have them all? Welcome to Regent Place on Longboat Key, where this sixth-floor residence offers 270-degree panoramic views spanning the Gulf of Mexico, Sarasota Bay and downtown Sarasota. This 3,139-square-foot masterpiece features three bedrooms, 3.5 baths, and an incredible open floor plan designed to maximize space and scenery. Go onto the western balcony for unobstructed Gulf and beach views, visible from the expansive great room and gourmet kitchen. On the eastern balcony, take in stunning Bay and golf course views leading to the city skyline. Thoughtfully reimagined by its owners, this residence has been completely remodeled, incorporating unique storage solutions and a layout that allows for customized living spaces. Behind the gates of Longboat Key Club, Regent Place is one of the island's most exclusive luxury communities, with just 36 residences ensuring privacy and premier amenities such as heated beachfront pool and spa, resident clubhouse and fitness center, on-site management and 24/7 security, 500-plus feet of private beach access and a pet-friendly community. Enjoy the unparalleled resort lifestyle with golf, tennis, spa services, fine dining and boating right at your doorstep. Just moments away, St. Armands Circle and downtown Sarasota offer world-class shopping, dining and entertainment. This is a one-of-a-kind opportunity to own a spectacular residence. Schedule your private showing today!

#### Land, Site, and Tax Information

**Legal Desc:** UNIT 16B REGENT PLACE PHASE 1

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

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** 0011023010

**Taxes:** \$26,261

**Homestead:** Yes

**CDD:** No

**AG Exemption YN:**

**Alt Key/Folio #:** 0011023010

**Ownership:** Condominium

**SW Subd Condo#:**

**Bldg Name/#:** REGENT PLACE

**Total # of Floors:** 10

**Land Lease Y/N:** No

**Land Lease Fee:**

**Lot Dimensions:**

**Water Frontage:** Yes-Beach, Gulf/Ocean

**Water Frontage Lengths (in feet):**

**Water Access:** Yes-Beach, Gulf/Ocean

**Water View:** Yes-BayFull, Beach, GulfFull, Intracoastal Waterway

**Zoning:** R6MX

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2024

**Annual CDD Fee:**

**Development:**

**Block/Parcel:**

**Book/ Page:** 30-35

**Front Exposure:** West

**Lot #:** 00

**Other Exemptions:**

**Subdiv/Condo:**

**Complex/Comm Name:**

**SW Subd Name:** Regent Place

**Flood Zone Date:**

**Floor #:** 6

**Census Block:** 2

**Planned Unit Dev:**

**Census Tract:** 000801

**Lot Size Acres:** 2.15

**Lot Size:** 93,724 SqFt / 8,707 SqM

**Water Name:** GULF OF MEXICO & SARASOTA BAY

#### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Electric

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Water Purifier

**Flooring Covering:** Marble, Tile

**Interior Feat:** Built in Features, Ceiling Fans(s), Eating Space In Kitchen, Elevator, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**# of Wells:**

**# of Septics:**

| Room Type       | Level | Approx Dim | Flooring | Closet Type     | Features                                                                                                                                                                |
|-----------------|-------|------------|----------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Great Room      | First | 38.5x21    | Marble   | Built-in Closet |                                                                                                                                                                         |
| Kitchen         | First | 16x11      | Marble   | Built-in Closet | Kitchen Island, Pantry, Stone Counters                                                                                                                                  |
| Dinette         | First | 11x11      | Marble   |                 |                                                                                                                                                                         |
| Primary Bedroom | First | 18x18      | Marble   | Walk-in Closet  | Ceiling Fan(s), Dual Sinks, En Suite Bathroom, Multiple Shower Heads, Stone Counters, Tub with Separate Shower Stall, Water Closet/Priv Toilet, Window/Skylight in Bath |
| Bedroom 2       | First | 13.5x13    | Marble   | Walk-in Closet  | Ceiling Fan(s), En Suite Bathroom, Shower - No Tub, Single Vanity, Stone Counters                                                                                       |
| Bedroom 3       | First | 12.5x14    |          | Walk-in Closet  | Built-In Shelving, Ceiling Fan(s), Desk Built-In, En Suite Bathroom, Shower - No Tub, Single Vanity, Stone Counters                                                     |

#### Exterior Information

**Ext Construction:** Concrete

**Roof:** Concrete, Tile

**Foundation:** Pillar/Post/Pier

**Property Description:** Corner Unit, End Unit, High Rise

**Ext Features:** Balcony, Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Shower, Shade Shutter(s), Sidewalk, Sliding Doors, Storage

**Pool:** Community

**Pool Features:** Gunitite/Concrete, Heated, In Ground, Lap Pool, Lighting

**View:** City, Golf Course, Water

**Road Surface Type:** Paved

**Road Responsibility:** Public Maintained Road

**Assigned Spcs:** 2

**Garage Dim:** , **Attached Garage Y/N:** Yes

**Property Attached:**

**Architectural Style:**

**Pool Dimensions:**

**Spa:** Yes-Heated, In Ground

**Vegetation:** Trees/Landscaped

#### Green Features

**Disaster Mitigation:** Fire/Smoke Detection Integration, Hurricane Shutters/Windows

**Green Water Features:**

**Green Energy Features:** Thermostat

**Green Sustainability:**

**Green Energy Generation:**

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

#### Community Information

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Golf Community, Pool, Sidewalk

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

**Fee Includes:** 24-Hour Guard, Common Area Taxes, Community Pool, Escrow Reserves Fund, Insurance, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Pest Control, Pool Maintenance, Recreational Facilities, Security, Sewer, Trash, Water

**Building Elevator Y/N:** Yes

**HOA / Comm Assn:** No

**HOA Fee:**

**HOA Pmt Sched:**

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

**Monthly HOA Amount:**

**Other Fee:** \$14,660 / Annual

**Housing for Older Per:** No

**Condo Fee:** \$8,500 / Quarterly

**Monthly Condo Fee:** \$2,833

**Pet Size:** Small (16-35 Lbs.)

**# of Pets:** 2

**Max Pet Wt:** 20

**Pet Restrictions:** Pets must be approved

**Master Assn/Name:** No

**Master Assn Fee:**

**Master Assn Ph:**

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## 655 LONGBOAT CLUB ROAD #16B | REGENT PLACE OF LONGBOAT KEY



### **Why choose between breathtaking beach views, serene golf course vistas, or the twinkling city lights when you can have them all?**

Welcome to **Regent Place on Longboat Key**, where this **6th-floor residence** offers **270-degree panoramic views** spanning the **Gulf of Mexico, Sarasota Bay, and Downtown Sarasota**. This **3,150 sq ft masterpiece** features **3 bedrooms, 3.5 bathrooms**, and an **incredible open floor plan** designed to maximize both space and scenery.

Step onto the **Western balcony** for **unobstructed Gulf and beach views**, visible from the **expansive great room and gourmet kitchen**. On the **Eastern balcony**, take in stunning **Bay and golf course views** leading to the city skyline. Thoughtfully reimagined by its owners, this residence has been **completely remodeled**, incorporating **unique storage solutions** and a layout that allows for **customized living spaces**.

Located **behind the gates of the Longboat Key Club**, **Regent Place** is one of the island's most **exclusive luxury communities**, with just **36 residences** ensuring **privacy and premier amenities**:

- ☒ **Heated beachfront pool & spa**
- ☒ **Resident clubhouse & fitness center**
- ☒ **On-site management & 24/7 security**
- ☒ **500+ feet of private beach access**
- ☒ **Pet-friendly community**

Enjoy the unparalleled **resort lifestyle** with **golf, tennis, spa services, fine dining, and boating** right at your doorstep. Just moments away, **St. Armand's Circle and Downtown Sarasota** offer world-class **shopping, dining, and entertainment**.

This is a **one-of-a-kind** opportunity to own a **truly spectacular residence**. **Schedule your private showing today!**

**\$4,250,000 USD**

MLS: A4667791

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## 655 LONGBOAT CLUB ROAD #16B | REGENT PLACE OF LONGBOAT KEY

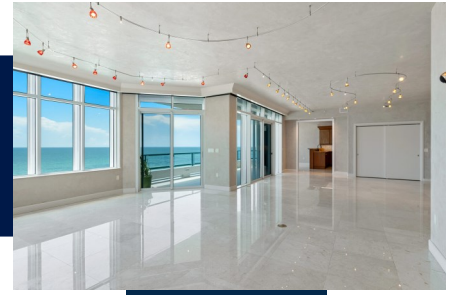
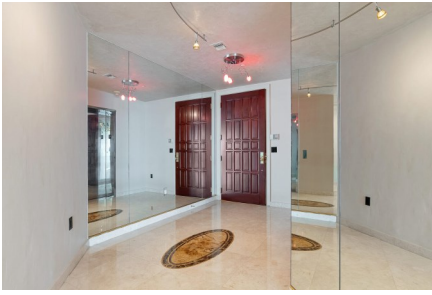


### FEATURES & DETAILS

|                |                                  |              |                                       |
|----------------|----------------------------------|--------------|---------------------------------------|
| List Price:    | \$4,250,000                      | Year Built:  | 1995                                  |
| Beds:          | 3                                | Baths:       | 3/1                                   |
| Sq Ft Heated:  | 3,150                            | Sq Ft Total: | 3,683                                 |
| Parking Space: | 1 in shared garage +1 under bldg | HOA:         | \$8,500 Quarterly + \$14.660 Annually |
| Water View:    | Gulf and Bay                     | Taxes:       | \$26,261                              |

### Special Features

- **Located on the beach behind the gates of the Longboat Key Club** providing direct views of the Gulf of Mexico and beach along with the golf course, Sarasota Bay and Downtown.
- Throughout three stages of renovation, the owners have reimagined several areas of the condo improving flow and storage.
- An open and versatile floorplan
- Electric hurricane shutters
- New HVAC's in 2022/2023
- True 3 bedroom condo with one bedroom currently used as an office
- Spacious covered terraces providing views of the Gulf, golf course and Bay
- Views include the Downtown Sarasota city skyline
- Secure & private "resident only" elevator serving only one unit per floor
- 1 assigned parking space in garage under the building
- 1 additional parking space in shared private garage with EV charging station
- Astonishing amount of closets and storage capacity within the residence including several walk-in closets
- Centrally located powder room with large linen cabinet
- Additional storage unit outside the unit on the same floor



## Foyer

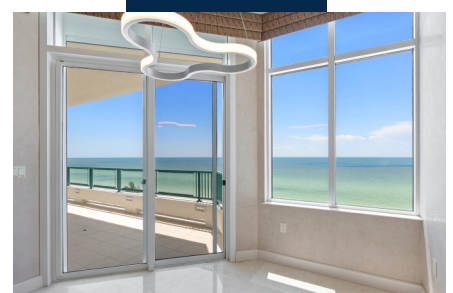
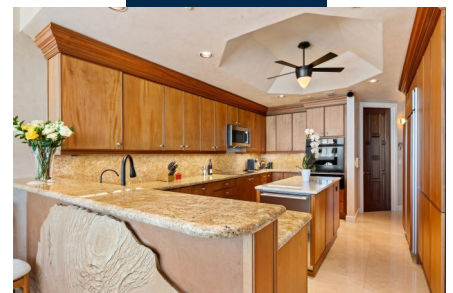
- Guest entrance from shared lobby
- Private elevator entrance
- Long corridor perfect for art display

## Great Room

- Phenomenal views of the Gulf and Beach
- Floor-to-ceiling windows and sliders open to the terrace
- Incredible large open space can be configured many ways
- Electric window blinds
- Beautiful neutral marble flooring
- Custom designer lighting
- Large storage or coat closet
- Powder room with large built-in closet

## Kitchen

- Incredible view of the beach
- Large center island with storage
- Dual built-in Thermador ovens
- Built-in Thermador warming drawer
- Built-in Thermador cooktop
- Two refrigerator drawers
- Built-in GE microwave
- Built-in Subzero refrigerator
- Wood soft close cabinets and drawers
- Granite counters & matching backsplash
- Tray ceiling with ceiling fan
- Large closet pantry with pull-out shelves
- Vertical pull-out pantry
- Spice storage cabinet
- Large cleaning/tool cabinet
- Neutral marble tile flooring
- Dinette overlooking the beach





## Primary Suite

- Stunning views of the golf course, Sarasota Bay and Downtown Sarasota city skyline
- Access to East facing terrace
- Large bay windows overlooking the golf course
- Dressing area connects the bedroom, closets and primary bathroom
- Two large walk-in closets
- Electric shades over windows and sliders
- Neutral marble tile flooring



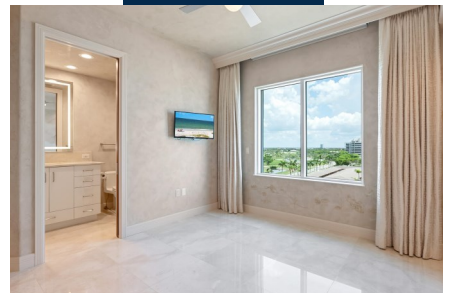
### En-Suite Primary Bathroom

- Custom redesigned space with incredible storage solutions
- Large walk-in shower with multiple shower heads
- Stone counter with dual sinks
- Lighted mirrors
- Large windows for natural light
- Neutral marble flooring
- Stand alone tub
- White cabinetry
- Linen closet
- Built-in medicine cabinet



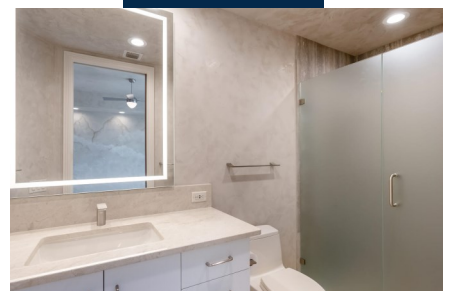
## 2nd Guest Suite

- Large window with plantation shutters
- Large walk-in closet
- Neutral marble flooring
- Ceiling fan/light
- Electric shades



### Guest En-Suite Bathroom 2

- Walk-in shower with frameless frosted glass door
- Neutral marble flooring
- Stone counter
- Lighted mirror
- White cabinetry





### 3rd Guest Suite / Office

- Multi-functional room with access from the foyer or primary bedroom
- Currently used as an office with a queen murphy bed
- Built-in desks and overhead shelves
- Walk-in closet
- Additional mechanical closet with extra storage room

### Guest En-Suite Bathroom 3

- Large walk-in shower
- Stone counter
- Built-in medicine cabinet



### Laundry Room

- Utility sink
- Extra overhead storage cabinets
- LG washer and dryer



### Exterior

- Covered West facing terrace overlooking the beach with direct unobstructed views
- Covered East balcony overlooking the golf course, Sarasota Bay and the Downtown skyline
- Glass railings
- Neutral tile
- Hurricane shutters



### Parking & Storage

- One assigned parking space under the building
- One additional parking space in shared private garage with EV charging station
- Guest parking
- Additional storage unit in the corridor



# Frequently Asked Questions - Condo

Property Address: 655 Longboat Club Road #16B, Longboat Key, FL 34228

Community Name: Regent Place Building # 1

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

Do you have a security system? ☐Yes ☐No Company: \_\_\_\_\_

Is your system transferable? ☐Yes ☐No

Assigned parking space(s) # 2 Assigned Storage Locker # 16B

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

## Condo Association (if applicable)

Association Name: Regent Place

Property Management Contact: Kirk Rhoades

What is the fee? \$ \$8,500 ☐monthly ☒quarterly ☐annually

Are there additional fees? ☒Yes ☐No \$ 14,660 ☐monthly ☐quarterly ☒annually

What does the fee include?

Common & recreation area maintenance, building insurance, water, sewer, trash, security, manager,

Escrow reserves fund,

Buyer Approval? ☒Yes ☐No Application Fee: \_\_\_\_\_

Any Current or Pending assessments? ☒Yes ☐No Amount: \$ Paid For? Roof/Elevators

Are pets allowed? ☒Yes ☐No Restrictions: 2 Pets up to 25 Lbs.

Are there lease restrictions? ☒Yes ☐No New owners are not allowed to lease

## 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? Heated pool, spa, club house, fitness center, social room,  
outside grill, beach, onsite management, gated community with guard

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

Roof replacements and elevator updates

**Utilities:** (12 month average)Electric Company: Florida Power & Light (FPL) Average electric bill? \_\_\_\_\_How much is your average water bill? Included in Condo FeesWho is your internet/cable provider? xfinity**Appliances:**

|                     | <i>Brand/Model</i>                   | <i>Year Installed</i>       | <i>Warranty/Maintenance</i> |
|---------------------|--------------------------------------|-----------------------------|-----------------------------|
| Air Conditioner (1) | Trane                                | 10/22                       |                             |
| Air Conditioner (2) | Trane                                | 7/23                        |                             |
| Refrigerator        | 2 Subzero fridges & 2 fridge drawers | 1994/2020                   |                             |
| Oven/Range          | Thermador                            | 2005                        |                             |
| Cook Top            | Thermador                            | 2005                        |                             |
| Dishwasher          | Bosch                                | 2020                        |                             |
| Microwave           | GE                                   | 2023                        |                             |
| Disposal            | Kitchen Aid                          | 2005                        |                             |
| Water Heater        | HTP                                  | 2017                        |                             |
| Washer              | LG                                   | 2013                        |                             |
| Dryer               | LG                                   | 2025                        |                             |
| Other               | Thermador Warming Drawer - 2005      | Water filtration - drinking |                             |

**Services:**

Pest Control Company \_\_\_\_\_ Fee \_\_\_\_\_

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

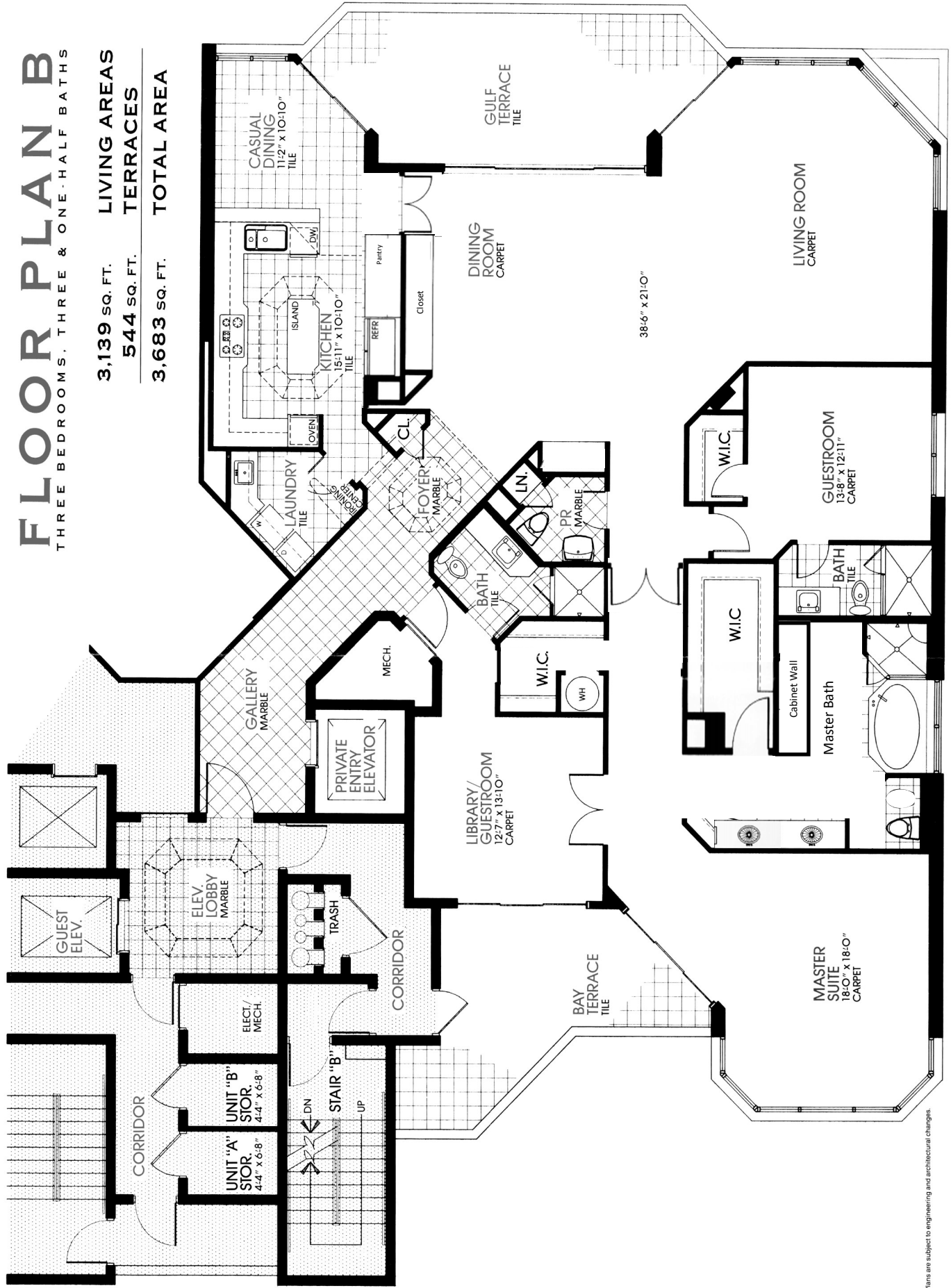
**Insurances obtained by seller:** *Carrier**Annual Premium*Homeowners Cubrillo Coastal - includes wind, fire \$13,220.63Flood Weston \$2,403Other Supplemental - Auto owners \$103.27**Home Warranty**Are you providing a Home Warranty? ☐ Yes ☒ No Company: \_\_\_\_\_Is the home being sold Furnished? ☐ Yes ☒ 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

See exclusion sheet

# FLOOR PLAN B

THREE BEDROOMS, THREE & ONE-HALF BATHS

|               |              |
|---------------|--------------|
| 3,139 SQ. FT. | LIVING AREAS |
| 544 SQ. FT.   | TERRACES     |
| 3,683 SQ. FT. | TOTAL AREA   |



# Regent Place Community Information

- ◆ **Total number of Units: 36**
- ◆ **Year Built: 1995**
- ◆ **Minimum Lease Period: Lease not allowed**
- ◆ **Pets Allowed: Yes**
- ◆ **Pet Restrictions: Two small pets, must be approved by association.**
- ◆ **Purchase and Lease Approval Required by Association**



The gated condominium community of Regent Place joins the list of Longboat Key Club properties in the beautiful barrier island of Florida. There are two buildings in the complex occupied by 36 spacious and luxurious condo residences. Since the property is located right on the beach premises, residents are spoiled with the Gulf of Mexico's refreshing waters, providing soothing and calming effects to the senses. The condominium units in Regent Place vary from three- to four-bedroom floor plans that stretch from 2,900 to 3,500 square feet of living space. A unique feature of these residences is the inclusion of a spacious private terrace with each condo unit, a perfect spot to appreciate the gulf-to-bay vista and the Florida sunset. Private vehicles are parked in the enclosed garages provided, which can accommodate two cars. When it comes to security, Regent Place is gated and staff-guarded 24 hours a day, seven days a week. Amenities in Regent Place includes an on-site clubhouse, a gulf-side heated swimming pool, fitness centers, hot tub and spa, as well as a pavilion for picnics and barbecues. Residents of the Longboat Key, Florida area spend their leisure time doing fun activities such as golfing, tennis, boating, fishing, or just strolling along the beach. Other more exciting and lively activities may be enjoyed at the nearby city of Sarasota, located only a bridge away from the Regent Place. Here, you will find a dazzling array of shops, boutiques, restaurants, and other entertainment establishments that keep its visitors occupied until the wee hours of the morning.

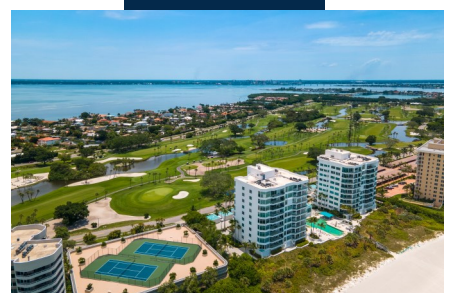


## Community Features

- Location! Location! Location!

Ideally located directly on the Gulf of Mexico behind the gates of the Longboat Key Club 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
- Outdoor grill and seating area
- Covered bar
- Board-walk to beach with outdoor shower
- Beach chairs and umbrellas for residents
- Resident clubhouse
  - State of the art fitness center
  - Spa, steam room, and sauna
  - Equipped function room
  - Onsite manager
- Guarded gate entry provides 24 hour security
- Private garages
- Guest elevators for each building in addition to private resident elevators
- The nearby Longboat Key Club offers golf, a deep water marina, and numerous additional dining options all moments away.



# Welcome to Longboat Key

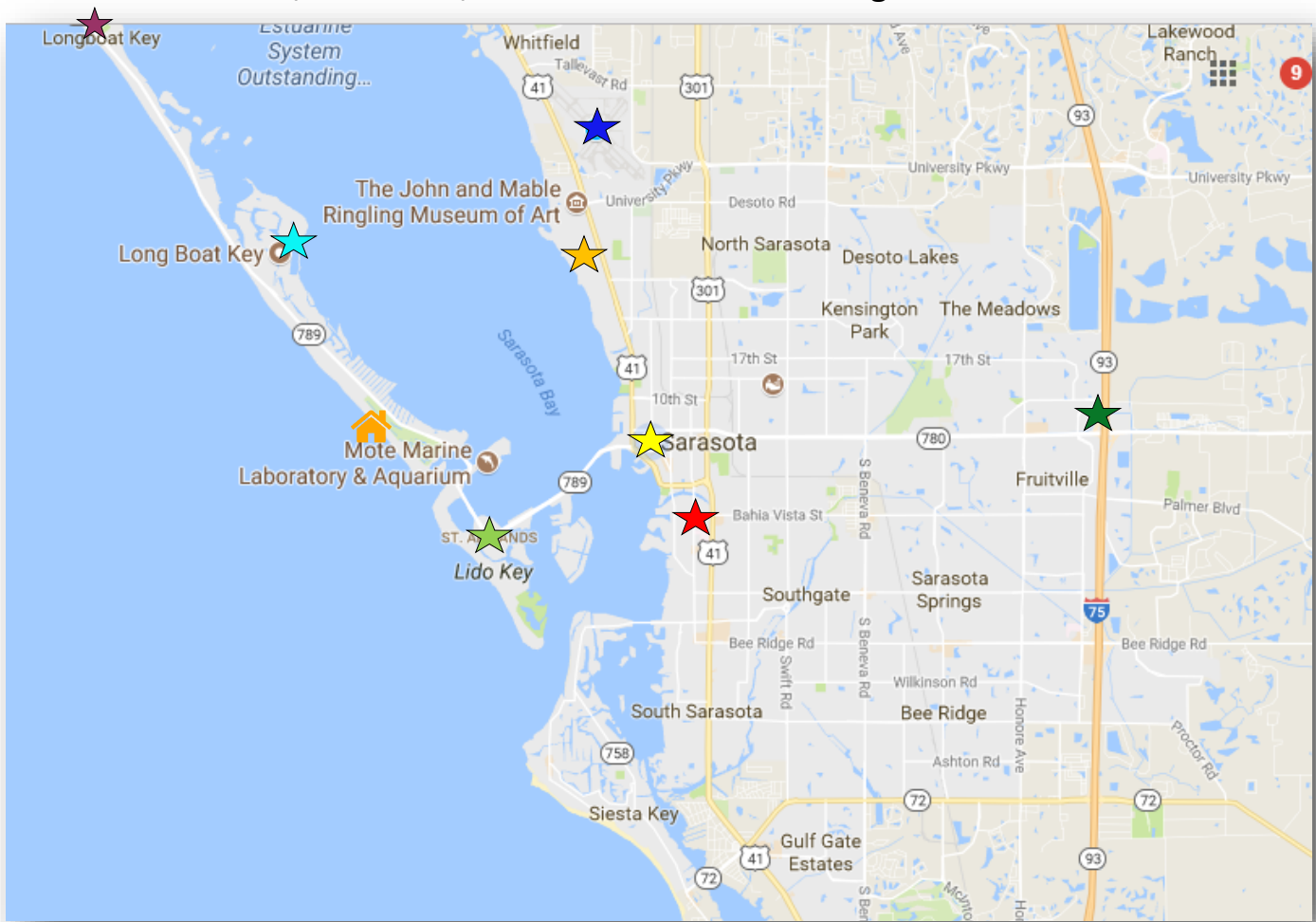




Longboat Key is a 10.8-mile barrier island in Southwest Florida. On the east side, the Key encloses the western boundary of Sarasota Bay. It's bordered to the west by the Gulf of Mexico. The dense mangroves of the Key's eastern edge are a popular spot for kayakers and boaters to catch a glimpse of wildlife 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.