

1281 Gulf of Mexico Drive #704

The One and Only Water Club

www.WaterClub704.com



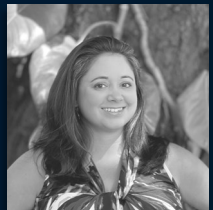
Presented by

Jo & Hilary



Jo Rutstein
941.587.9156
Jo.rutstein@premiersir.com

Premier
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INTERNATIONAL REALTY



Hilary Souza
941.704.6556
h.souza@premiersir.com



County: Sarasota
Property Style: Condominium
Subdiv: WATER CLUB II/LONGBOAT KEY
Subdiv/Condo:
Beds: 3, **Baths:** 4/0
Pool: Community
Garage: Yes **Attch:** Yes **Spcls:** 1
Max Times per Yr: 1
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 41,885.00
Average Monthly Fees: 3,490.42

Status: Active
List Price: \$2,005,000
LP/SqFt:
Year Built: 1977
ADOM: 6 **CDOM:** 6
Heated Area: 3,054 SqFt / 284 SqM
Total Area: 3,422 SqFt / 318 SqM
Total Acreage:
Lot Features: Coastal Construction
 Control Line, Landscaped, Near Golf
 Course, Near Marina, Near Public
 Transit, Sidewalks
Flood Zone Code: VE

Introducing an exceptional beachfront residence that redefines luxury living on Longboat Key, offering panoramic seventh-floor views that span from the Gulf of Mexico to Sarasota Bay. This beautifully furnished three-bedroom, four-bath retreat encompasses over 3,000 square feet under air and delivers an unparalleled coastal lifestyle. The expansive great room is elegant and versatile, featuring a built-in library display and direct access to the main balcony, ideal for entertaining or quiet relaxation. The gourmet kitchen is a chef's delight, complete with white cabinetry, stone countertops, a center island, a new refrigerator and a cozy breakfast nook with captivating views of the beach. The primary suite is a private sanctuary, offering a spacious walk-in closet, dual baths, and a secluded beachfront terrace for peaceful morning coffee or stunning sunsets. On the opposite side of the residence, a deluxe en-suite guest room with a large walk-in closet awaits, along with a flexible third bedroom, office, or den with a full bath conveniently across the hall. A semi-private elevator delivers you directly to your home and connects you to the resort-style amenities that make Water Club one of Longboat Key's most prestigious addresses with impeccable concierge service, an 18,000-square-foot clubhouse with fitness center, spa, library, game room and ballroom, a heated beachfront pool and spa, fire pit courtyard and Har-Tru tennis courts, all with 24-hour gated security for ultimate peace of mind. On 16 acres of lush tropical landscaping and boasting 680 feet of private beachfront, Water Club offers an exceptional blend of privacy, luxury and community. Pet-friendly and well located, you're just minutes from world-class golf, boating, boutiques, dining and the cultural heartbeat of downtown Sarasota. Experience the pinnacle of coastal elegance—where every day is a celebration of Longboat Key's natural beauty and refined lifestyle.

Land, Site, and Tax Information

Legal Desc: UNIT 704 THE WATER CLUB 2 AT LONGBOAT KEY

SE/TP/RG: 16-36S-17E

Subdivision #:

Between US 1 & River:

Tax ID: 0009112150

Taxes: \$31,367

Homestead: No

CDD: No

AG Exemption YN:

Alt Key/Folio #: 0009112150

Ownership: Condominium

SW Subd Condo#:

Bldg Name/#: WATER CLUB 02

Total # of Floors: 11

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-Bay/Harbor - Partial, Beach, Gulf/Ocean - Partial,
Gulf/Ocean to Bay, Intracoastal Waterway

Zoning: NPD

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Development:

Block/Parcel:

Book/Page: 31-7

Front Exposure: Northwest

Lot #: 00

Other Exemptions:

Subdiv/Condo:

Complex/Comm Name:

SW Subd Name: Water Club At Longboat Key

Flood Zone Date:

Floor #: 7

Census Block: 1

Planned Unit Dev:

Census Tract: 000801

Lot Size Acres: 2.11

Lot Size: 91,910 SqFt / 8,539 SqM

Water Name: GULF OF MEXICO AND SARASOTA BA

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, Exhaust Fan, Microwave, Refrigerator,
Washer

Flooring Covering: Carpet, Tile

Interior Feat: Built in Features, Ceiling Fans(s), Crown Molding,
Eating Space In Kitchen, Elevator, High Ceiling(s), Living
Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main
Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s),
Walk-In Closet(s)

of Wells:

of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First	20.5x28.5	Tile		Built-In Shelving
Kitchen	First	13x18	Tile		Kitchen Island, Pantry, Stone Counters
Dinette	First	8.5x9	Tile		
Primary Bedroom	First	13.5x20	Carpet	Walk-in Closet	Bath With Whirlpool, Dual Sinks, En Suite Bathroom, Exhaust Fan, Makeup/Vanity Space, Multiple Shower Heads, Split Vanities, Stone Counters, Tub with Separate Shower Stall, Window/Skylight in Bath
Bedroom 2	First	14x18	Carpet	Walk-in Closet	En Suite Bathroom, Exhaust Fan, Garden Bath, Single Vanity, Stone Counters, Tub with Separate Shower Stall

Bedroom 3	First	11x16.5	Carpet	Built-in Closet	Built-In Shower Bench, Shower - No Tub, Single Vanity, Stone Counters
Laundry	First	9x6	Tile		Built-In Shelving
Foyer	First	15.5x7.5	Tile		
Balcony/Porch/Lanai	First	10x22	Tile		
Balcony/Porch/Lanai	First	9x9	Tile		

Exterior Information

Other Structures: Gazebo, Other, Tennis Court(s)

Ext Construction: Concrete, Stucco

Roof: Concrete, Tile

Foundation: Pillar/Post/Pier

Property Description: High Rise

Ext Features: Balcony, Courtyard, Lighting, Outdoor Grill, Outdoor Shower, Sauna, Sidewalk, Sliding Doors, Storage, Tennis Court(s)

Pool: Community

Pool Features: Gunite/Concrete, Heated, In Ground, Lap Pool, Lighting, Outside Bath Access

View: Tennis Court, Water

Assigned Spcs: 1

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

Property Attached:

Architectural Style: Custom

Pool Dimensions:

Spa: Yes-Heated, In Ground

Vegetation: Mature

Landscaping, Trees/Landscaped, Wooded

Road Surface Type: Paved

Green Features

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, Pool, Sidewalk, Special Community Restrictions, Tennis Court(s)

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

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

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

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

Monthly HOA Amount:

Other Fee: \$13,597 / Annual

Housing for Older Per: No

Condo Fee: \$7,072 / Quarterly

Monthly Condo Fee: \$2,357

Pet Size: Small (16-35 Lbs.)

of Pets: 2

Association Approval Required: Yes

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Approval Process: Refer to Association Documents

Additional Lease Restrictions: Refer to Association Documents

Master Assn/Name: No

Master Assn Fee:

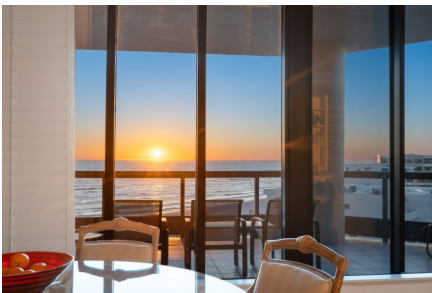
Master Assn Ph:

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1281 GULF OF MEXICO DR. #704 | WATER CLUB ON LONGBOAT KEY



Introducing a truly exceptional beachfront residence that redefines luxury living on Longboat Key, offering panoramic 7th-floor views that span from the Gulf of Mexico to Sarasota Bay.

This beautifully furnished 3-bedroom, 4-bathroom retreat encompasses over 3,000 sq ft under air and delivers an unparalleled coastal lifestyle.

The expansive great room is both elegant and versatile, featuring a built-in library display and direct access to the main balcony—perfect for entertaining or quiet relaxation. The gourmet kitchen is a chef's delight, complete with white cabinetry, stone countertops, a center island, a brand-new refrigerator, and a cozy breakfast nook with captivating views of the beach.

The primary suite is a private sanctuary, offering a spacious walk-in closet, dual bathrooms, and a secluded beachfront terrace for peaceful morning coffee or stunning sunsets. On the opposite side of the residence, a deluxe en-suite guest room with a large walk-in closet awaits, along with a flexible third bedroom, office, or den with a full bath conveniently located across the hall.

A **semi-private elevator** provides effortless access to some of **Longboat Key's most coveted amenities**, including:

- ☒ **Impeccable concierge service**
- ☒ An **18,000 sq ft clubhouse** featuring a fitness center, spa, game room, library, and ballroom
- ☒ A **heated beachfront pool & spa**, fire pit courtyard, and Har-Tru tennis courts
- ☒ **24-hour gated security** for ultimate peace of mind

Set on **16 acres of lush tropical landscaping**, **Water Club** boasts **680 feet of private beachfront** and welcomes pets. This premier **beachfront community** offers the best of island living—golfing, boating, unique boutiques, exceptional dining, and the arts and entertainment of **Downtown Sarasota** just minutes away.

Experience the pinnacle of coastal luxury at Water Club—where every day is a celebration of Longboat Key's beauty and serenity.

\$2,995,000 USD
MLS: A4666680

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Plaza at Five Points
50 Central Avenue, Site 110
Sarasota, Florida 34236
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1281 GULF OF MEXICO DR. #704 | WATER CLUB ON LONGBOAT KEY



FEATURES & DETAILS

List Price:	\$2,995,000	Year Built:	1999
Beds:	3	Baths:	4
Sq Ft Heated:	3,054	Sq Ft Total:	3,378
Parking Space:	1 Garage + Guest	HOA:	\$7,072 Quarterly + \$13,597 Annual
Water Frontage:	Gulf of Mexico	Taxes:	\$31,367

Special Features

- Stunning views of the Gulf of Mexico & Sarasota Bay
- ***Located on the North side of the North building*** overlooking the tennis courts and beach.
- Sensational Sunset Views
- Bright, open, and versatile floor plan
- Move-in condition
- Brand New Refrigerator
- Floor-to-ceiling windows and sliders to enhance the view and natural light
- Tile flooring throughout living space
- Spacious covered balconies providing superb outdoor space
- Semi private elevator adds to your security
- Offered furnished (with few exceptions)
- Fresh and neutral interior paint
- Astonishing amount of closets and storage capacity within the residence including several walk-in closets
- Integrated fire alarm and sprinkler system

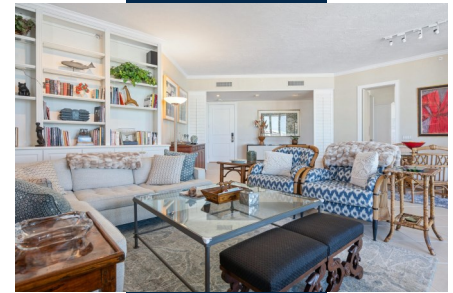


Foyer

- Elegant entry to welcome guests
- Solid door to completely secure your residence
- Tray ceiling with crown molding and modern artistic light fixture
- Neutral tile flooring
- Large wall space for furniture or display

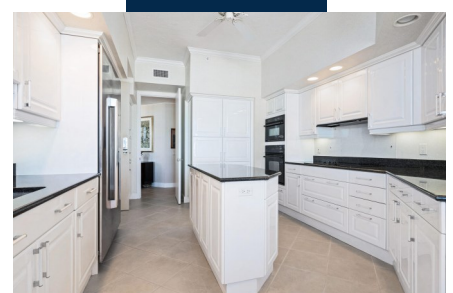
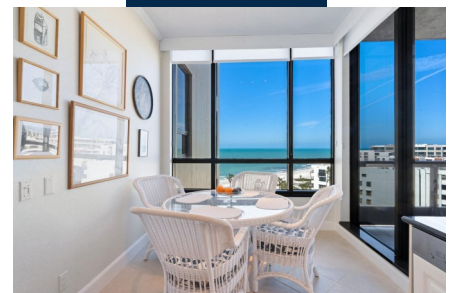
Great Room

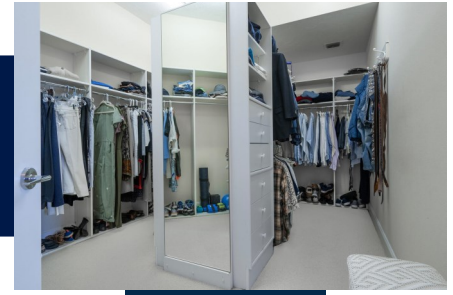
- Incredible views of the Gulf of Mexico
- Abundance of floor-to-ceiling windows and sliders
- Sliding plantation shutters to control light
- Large open space can be configured many ways
- Access to main balcony
- Neutral tile flooring
- Beautiful built-ins for display and storage



Kitchen/Breakfast Room

- Views of the Gulf of Mexico
- Stone counter tops
- Center island with storage
- Dual-sided sink with disposal
- Brand new refrigerator
- 5-burner cooktop
- Built-in microwave
- Built-in oven
- Bosch dishwasher
- Built in pantry
- White cabinetry
- Ceiling fan over island
- Neutral tile flooring
- Breakfast nook with oversized windows showcasing views of the Gulf of Mexico
- Access to main balcony





Primary Bedroom

- Floor-to-ceiling windows/slider for lots of natural light
- Dressing area creating privacy
- Extra large walk-in closet with incredible built-in organizer
- Private balcony overlooking the beach
- Neutral carpet flooring
- Modern ceiling fan

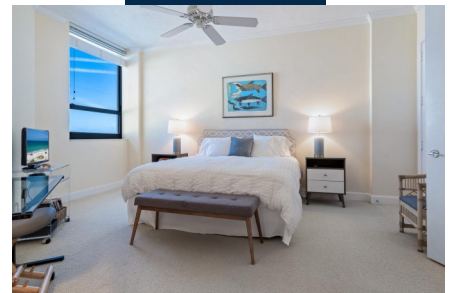
Ensuite Primary Bathrooms

- Two separate bathrooms with joined shower
- Large walk-in shower with multiple shower heads
- Jetter bathtub
- Dual sinks on separate vanities
- Separate commodes
- Linen closet
- Stylish white cabinets
- Stone counter tops
- Ready station
- Large window for natural light
- Built-in medicine cabinets
- Tray ceilings
- Marble flooring



2nd Guest Suite

- Large enough for 2 double beds
- Large window for natural light
- Large walk-in closet with organizer
- Neutral carpet flooring
- Ceiling fan



Ensuite 2nd Guest Bathroom

- Neutral tile flooring
- Stone counter tops
- Bathtub with separate shower
- Stylish white cabinets





3rd Guest Bedroom or Office/Den

- Large window for lots of natural light
- Wall closet with built-in organizer
- Neutral carpet flooring
- Ceiling fan

3rd Guest Bathroom

- Stone counter top
- Large walk-in shower with bench
- Stylish white cabinets
- Linen closet
- Located across the hall from 3rd bedroom

Laundry Room

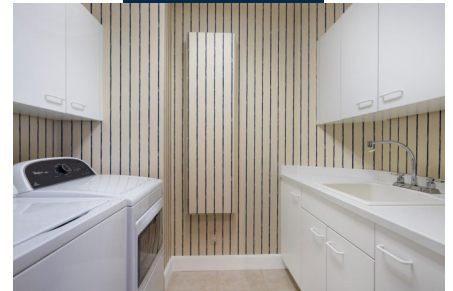
- Front load washer/dryer
- Custom cabinets and storage
- Utility sink
- Mounted fold-down ironing board

Exterior

- Stunning views of the Gulf of Mexico
- Two large covered terraces
- Northwest facing
- Glass railings
- Access from great room, kitchen and primary bedroom

Parking & Storage

- One assigned space in the garage under the building
- Open guest parking for additional vehicles
- One additional walk-in storage unit
- One additional beverage locker located in the clubhouse



1281 Gulf of Mexico Drive #704, Longboat Key, FL 34228

Furniture Exclusions

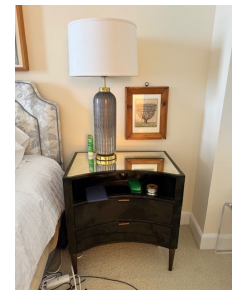
This condo is offered furnished, not including artwork or accessories.
The following items of furniture will also not convey with the sale of the condo.



Buffet in foyer, table and area rug in living room



Plastic rolling drawers and two table lamps in guest bedroom 2



Three table lamps and desk chair in primary bedroom

Frequently Asked Questions - Condo

Property Address: 1281 Gulf of Mexico Drive #704, Longboat Key, FL 34228

Community Name: Water Club Building # 02 / North

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) # E-11-88 Assigned Storage Locker # #64

Other assigned or deeded amenities _____

Condo Association (if applicable)

Association Name: Water Club of Longboat Key

Property Management Contact: _____

What is the fee? \$ 7,072 ☐monthly ☒quarterly ☐annually

Are there additional fees? ☒Yes ☐No \$ 13,597 ☐monthly ☐quarterly ☒annually

What does the fee include?

24 hour security, on-site management, building & ground maintenance & repair, water, sewer, trash, pest control, internet, escrow reserves fund, insurance, common area taxes, recreational facilities

Buyer Approval? ☒Yes ☐No Application Fee: \$100

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

Are pets allowed? ☒Yes ☐No Restrictions: 2 Pets up to 35 Lbs.

Are there lease restrictions? ☒Yes ☐No 3 Month minimum / Once 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? Heated pool, spa, club house, fitness center, social room, ballroom, library, tennis courts, outdoor courtyard with fire pit, boardwalk to beach, concierge, onsite management, 24-hour security, guarded gate entrance, and much more.

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

Cleaning of the plumbing drain stacks, pool refurbishment, spa repairs and a section of expansion joint is to be replaced

Utilities: (12 month average)Electric Company: Florida Power & Light (FPL) Average electric bill? _____How much is your average water bill? Included in condo feeWho is your internet/cable provider? xfinity**Appliances:**

	<i>Brand/Model</i>	<i>Year Installed</i>	<i>Warranty/Maintenance</i>
Air Conditioner (1)	Trane	2019	
Air Conditioner (2)	Trane	2019	
Refrigerator	Refrigerator	2025	
Oven/Range	GE Monogram	Unknown	
Cook Top	GE Monogram	Unknown	
Dishwasher	Miele	Unknown	
Microwave	GE Monogram	Unknown	
Disposal	Disposal	Unknown	
Water Heater	HTP	2022	
Washer	Whirlpool	Unknown	
Dryer	Whirlpool	Unknown	
Other	Cooktop Vent - GE Profile	Unknown	

Services:Pest Control Company Included in condo fee Fee _____

Other _____ Fee _____

Insurances obtained by seller: *Carrier**Annual Premium*

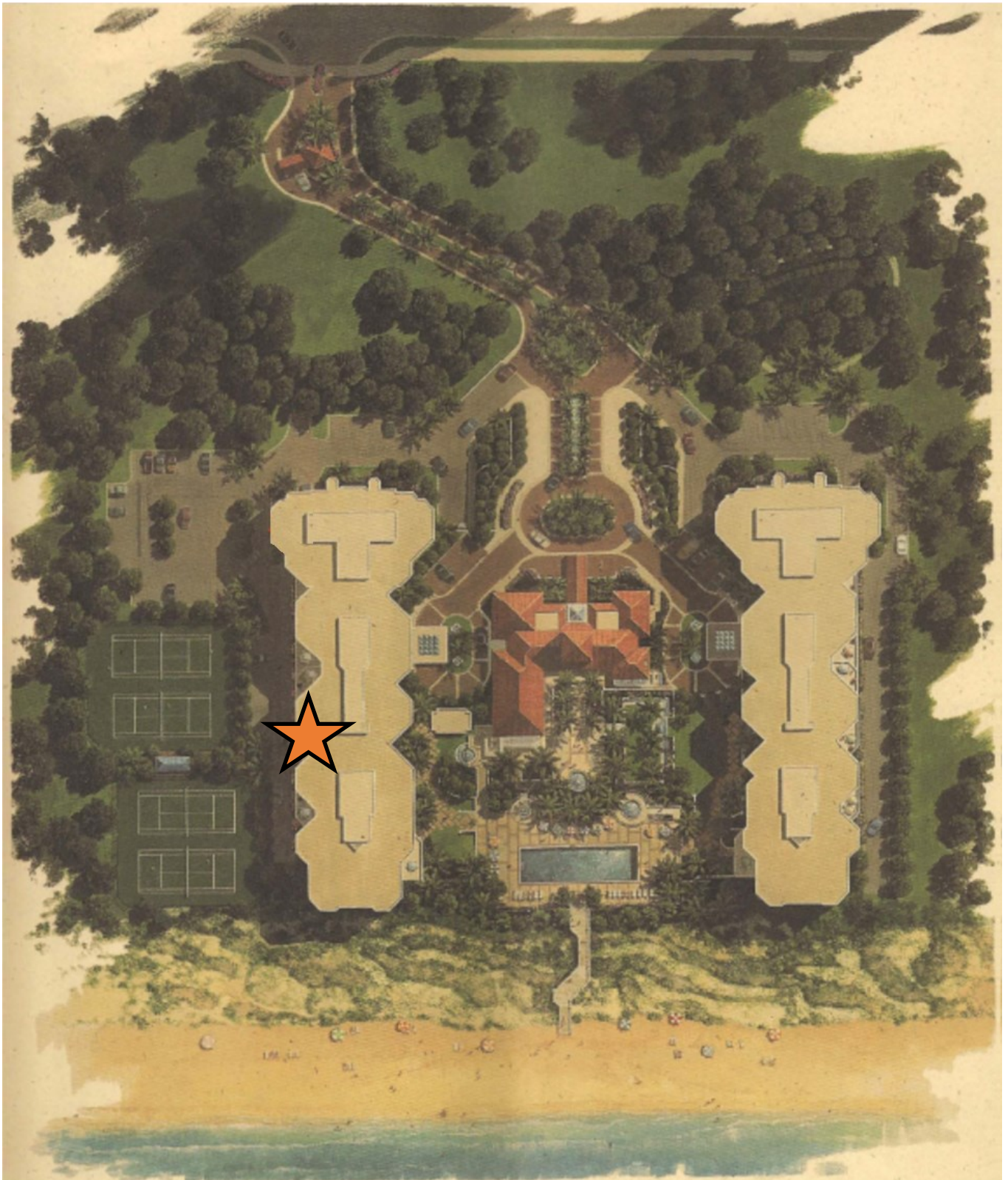
Homeowners _____

Flood _____

Other _____

Home WarrantyAre you providing a Home Warranty? ☐ Yes ☒ No Company: _____Is the home being sold Furnished? ☒ Yes ☐ No Does your condo have any "Green" features? ☐ Yes ☐ NoHome will be sold furnished for convenience of the seller with a few exclusionsAre there any items "attached" to your home that you are planning to exclude from the sale? ☐ Yes ☒ No

Water Club



Water Club Community Information

- ◆ **Total number of Units: 172**
- ◆ **Year Built: 1996-1999**
- ◆ **Minimum Lease Period: 3 Months**
- ◆ **Max # of Leases per Year: 1**
- ◆ **Pets Allowed: Yes**
- ◆ **Pet Restrictions: Two pets (small dog and/or cat)**
- ◆ **Purchase and Lease Approval Required by Association**
- ◆



Just steps away from the beach on Longboat Key, the Water Club condos, built in 1996 & 1999, boast many amenities for the vacationer and the resident. Each of the 172 units has access to the on-site concierge, who is available for any questions or concerns you might have. Whether you are looking for somewhere new to enjoy a meal, or want to procure tickets to your favorite musician, the concierge will be able to assist you in completing your task. The Water Club takes your safety and security seriously, and as such has a 24-hour guard gate.

Water Club is a short drive from Lido Key, home of St Armand's Circle. This neighborhood is the perfect place to spend an afternoon shopping, browsing through the unique and charming shops available as well as the many fine dining choices. All of the necessities are available in a short distance from the condos, as there is a grocery store and a pharmacy. Entertainment options abound on the Key as well, with paddle boarding, kayaking, boating and fishing all easily accessible as well as World-Renowned golf and tennis available at the Longboat Key Club, mere minutes down the street.

Downtown Sarasota is the place to be on the weekend, as there is not only the Van Wezel Performing Arts Hall, which plays host to many musicians and speakers throughout the year, but also an opera house, two theaters, the Saturday morning farmer market, diverse restaurant choices, a movie theater, spas and salons, and numerous festivals and events happening all year.

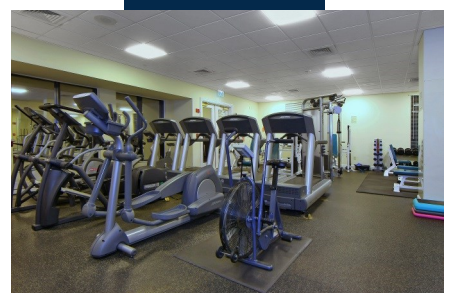
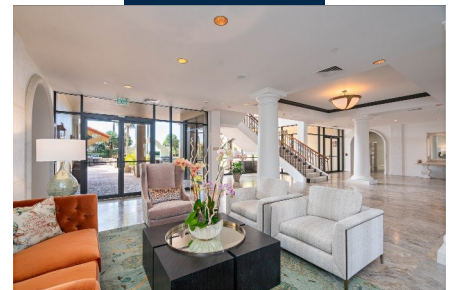


Community Features

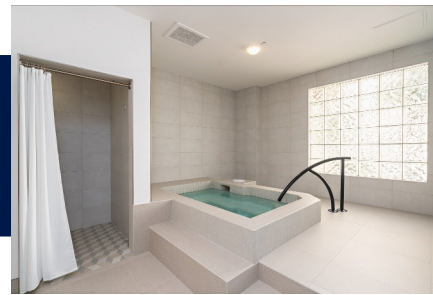
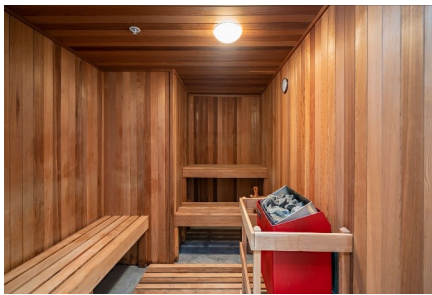
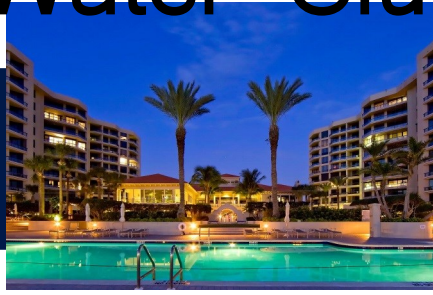
- Location! Location! Location!

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.

- 16 acres of tropical landscaping and fountains with 680 feet of prime waterfront and white sand beach that can only be found along Florida's Gulf Coast.
- Olympic-size heated swimming pool
- Separate children's pool
- Heated Jacuzzi
- Outdoor Gazebo
- Board-walk to beach with outdoor shower
- Beach chairs and umbrellas for residents and guests
- Court of Palms outdoor social space with propane grills and fire pit
- Four lighted Har-Tru Tennis Courts
- 18,000 Sq Ft Mediterranean-inspired clubhouse
 - State of the art fitness center complete with spa, steam room, and sauna.
 - Private ballroom with balcony
 - Equipped function room
 - Full kitchen and bar
 - Sophisticated Oak-paneled Library
 - Meeting rooms and spaces for events
 - Billiards and card rooms
- Onsite concierge with impeccable service
- Guarded gate entry provides 24 hour security
- Secure under-building parking



Water Club



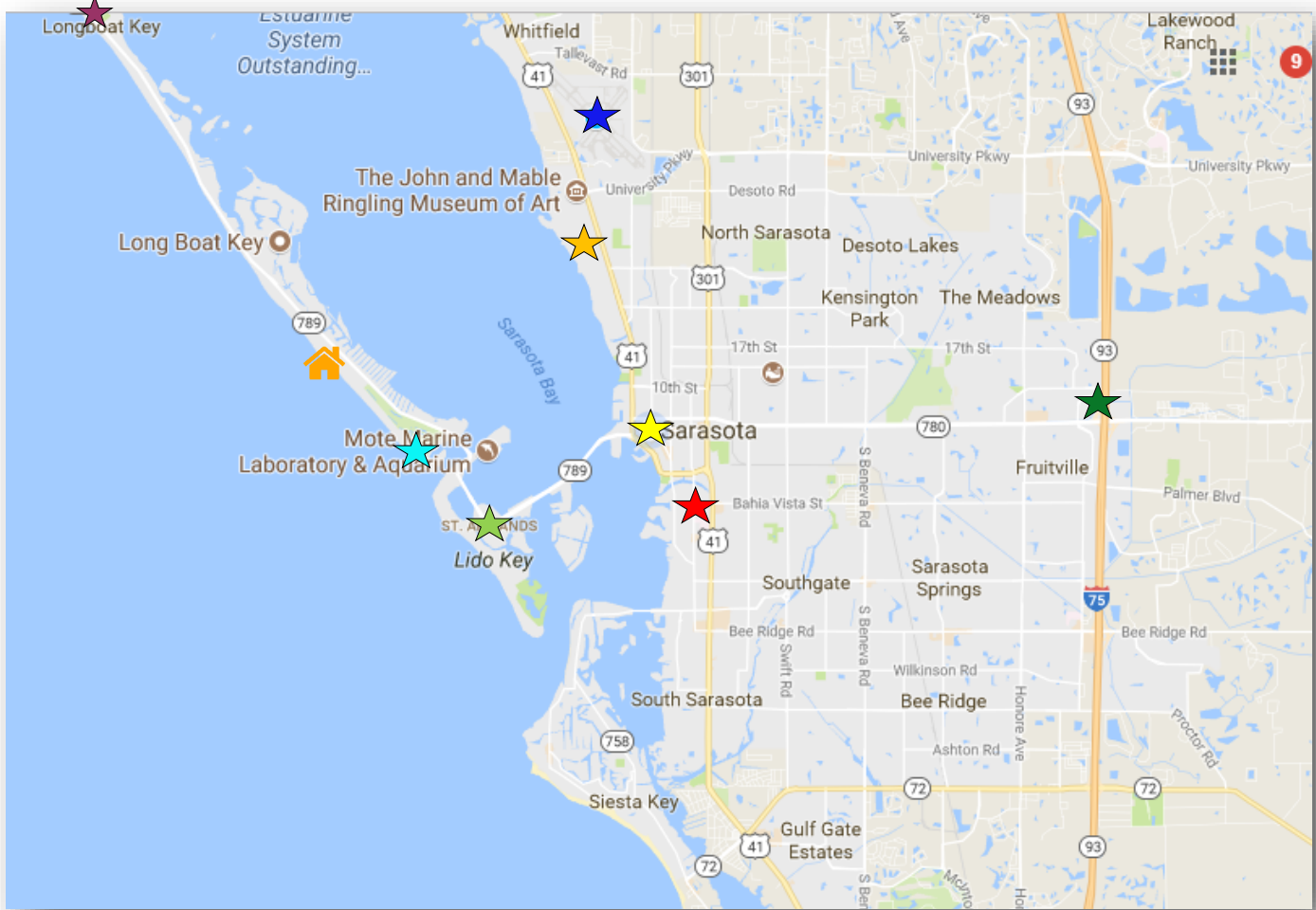
Welcome to Longboat Key



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.
- 9.4 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.
- 1.7 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.