

# 655 Longboat Club Rd PH1B

the one & only **Regent Place**



[www.RegentPlacePH1B.com](http://www.RegentPlacePH1B.com)

Presented by

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INTERNATIONAL REALTY



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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:** No **Spcs:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 52,600.00  
**Average Monthly Fees:** 4,383.33

**Status:** Active  
**List Price:** \$5,250,000  
**LP/SqFt:** \$1,672.51  
**Year Built:** 1995  
**ADOM:** 2 **CDOM:** 2  
**Heated Area:** 3,139 SqFt / 292 SqM  
**Total Area:** 3,683 SqFt / 342 SqM  
**Total Acreage:**  
**Lot Features:** Coastal Construction Control Line, Flood Zone, Landscaped, Near Golf Course, Near Marina, Near Public Transit, Sidewalks  
**Flood Zone Code:** VE

It has been 20 years since a penthouse came to market at Regent Place on Longboat Key. Can you imagine the breathtaking views this elusive residence offers, spectacular sunsets over the Gulf and the twinkling lights of downtown Sarasota's skyline? This extraordinary penthouse has been completely reimagined with coastal sophistication, featuring refined details meant to be experienced, not just seen. Designed by Anne Folsom Smith Interior Design and expertly completed by Ocean Builders, the renovation is timeless in style and function. Offering over 3,100 furnished square feet, the residence showcases 12-foot ceilings, electric storm shutters, private elevator access, a personal two-car garage and two expansive covered balconies, ideal for enjoying panoramic views in every direction. Every room reflects a custom, thoughtfully curated design, seamlessly blending luxury and livability. Highlights include a Crestron smart home system, Mr. Steam shower, Fisher & Paykel, Sub-Zero and Wolf appliances, Neff cabinetry, Hansgrohe fixtures, electric shades, and custom built-ins that beautifully define each space while maintaining an effortless flow throughout the home. This is a residence that must be experienced in person. Behind the gates of the Longboat Key Club, Regent Place is among the island's exclusive luxury communities, with just 36 residences, ensuring exceptional privacy and premier amenities including a heated beachfront pool and spa, resident clubhouse and fitness center, on-site management and 24/7 security, over 500 feet of private beach frontage and in a pet-friendly community. Enjoy an unparalleled resort lifestyle with golf, tennis, spa services, fine dining and boating just outside your door. Moments away, St. Armands Circle and downtown Sarasota provide world-class shopping, dining and cultural experiences. This is a once-in-a-generation opportunity to own a spectacular penthouse residence. Schedule your private showing today.

**Land, Site, and Tax Information**

**Legal Desc:** UNIT 1PH-B REGENT PLACE PHASE 1  
**SE/TP/RG:** 21-36S-17E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [0011023018](#)  
**Taxes:** \$49,103  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Alt Key/Folio #:** 0011023018  
**Ownership:** Condominium  
**SW Subd Condo#:**

**Zoning:** R6MX  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2025  
**Annual CDD Fee:**  
**Development:**

**Block/Parcel:**  
**Book/Page:** 30-35  
**Front Exposure:** West  
**Lot #:** PHB  
**Other Exemptions:**  
**Subdiv/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):**  
**Beach** 1  
**Gulf Ocean** 1  
**Water Access:** Yes-Beach, Gulf/Ocean  
**Water View:** Yes-BayFull, Beach, GulfFull, Intracoastal Waterway

**Complex/Comm Name:**  
**SW Subd Name:** Regent Place  
**Flood Zone Date:**  
**Floor #:** 10  
**Census Block:** 2

**Planned Unit Dev:**  
**Census Tract:** 000801  
**Lot Size:** 93,724 SqFt / 8,707 SqM

**Lot Size Acres:** 2.15

**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:** Yes-Living Room, Ventless  
**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, Wine Refrigerator  
**Flooring Covering:** Carpet, 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, Skylight(s), Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First	38.5x21			
Kitchen	First	16x11			
Dinette	First	11x11			
Primary Bedroom	First	18x18		Walk-in Closet	Bidet, Built-In Shelving, Ceiling Fan(s), Dual Sinks, En Suite Bathroom, Garden Bath, Makeup/Vanity Space, Multiple Shower Heads, Rain Shower Head, Split Vanities, Steam Shower, Stone Counters, Tub with Separate Shower Stall, Water Closet/Priv Toilet, Window/Skylight in Bath

Bedroom 2	First	13.5x13	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom, Shower - No Tub, Single Vanity, Stone Counters
Bedroom 3	First	12.5x14	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom, Shower - No Tub, Single Vanity, Stone Counters

#### Exterior Information

<b>Ext Construction:</b> Concrete <b>Roof:</b> Concrete, Tile <b>Foundation:</b> Pillar/Post/Pier <b>Property Description:</b> End Unit, High Rise, Penthouse <b>Ext Features:</b> Balcony, Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Shower, Sliding Doors, Storage <b>Pool:</b> Community <b>Pool Features:</b> Gunite/Concrete, Heated, In Ground, Lap Pool, Lighting <b>View:</b> City, Golf Course, Water <b>Road Surface Type:</b> Paved	<b>Assigned Spcs:</b> 2 <b>Garage Dim: , Attached Garage Y/N:</b> No <b>Property Attached:</b> <b>Architectural Style:</b> Coastal  <b>Pool Dimensions:</b> <b>Spa:</b> Yes-Heated, In Ground <b>Vegetation:</b> Trees/Landscaped
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#### Green Features

<b>Disaster Mitigation:</b> Fire/Smoke Detection Integration, Hurricane Shutters/Windows <b>Green Energy Features:</b> Thermostat <b>Green Energy Generation:</b>	<b>Green Water Features:</b> <b>Green Sustainability:</b> <b>Green Energy Generation Y/N:</b> No
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#### Community Information

<b>Community Features:</b> Association Recreation - Owned, Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Pool, Sidewalk			
<b>Fee Includes:</b> 24-Hour Guard, Common Area Taxes, Community Pool, Escrow Reserves Fund, Insurance, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Pool Maintenance, Recreational Facilities, Security, Sewer, Trash, Water		<b>Building Elevator Y/N:</b> Yes	
<b>HOA / Comm Assn:</b> No	<b>HOA Fee:</b>	<b>HOA Pmt Sched:</b>	<b>Mo Maint\$(add HOA):</b> \$0
<b>Monthly HOA Amount:</b>		<b>Other Fee:</b> \$17,000 / Annual	<b>Housing for Older Per:</b> No
<b>Condo Fee:</b> \$8,900 / Quarterly		<b>Monthly Condo Fee:</b> \$2,967	
<b>Pet Size:</b> Small (16-35 Lbs.)		<b># of Pets:</b> 2	
<b>Max Pet Wt:</b> 20		<b>Pet Restrictions:</b> Pets must be approved by association/board.	
<b>Association/Manager Name:</b> David Greene		<b>Association/Manager Contact Phone:</b>	
<b>Association Email:</b> regentplace@verizon.net		<b>Association URL:</b>	
<b>Master Assn/Name:</b> No		<b>Master Assn Fee:</b>	<b>Master Assn Ph:</b>

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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## 655 LONGBOAT CLUB ROAD #PH1B | REGENT PLACE OF LONGBOAT KEY



It has been 20 years since a penthouse has come to market at Regent Place on Longboat Key. Can you imagine the breathtaking views this elusive residence offers—spectacular sunsets over the Gulf and the twinkling lights of Downtown Sarasota’s skyline?

This extraordinary penthouse has been completely reimagined with coastal sophistication, featuring refined details meant to be experienced, not just seen. Designed by Anne Folsom Smith Interior Design and expertly completed by Ocean Builders, the renovation is timeless in both style and function. Offering over 3,100 furnished square feet, the residence showcases 12-foot ceilings, electric storm shutters, private elevator access, a personal two-car garage, and two expansive covered balconies—perfect for enjoying panoramic views in every direction.

Every room reflects a custom, thoughtfully curated design, seamlessly blending luxury and livability. Highlights include a Crestron smart home system, Mr. Steam shower, Fisher & Paykel, Sub-Zero, and Wolf appliances, Neff cabinetry, Hansgrohe fixtures, electric shades, and custom built-ins that beautifully define each space while maintaining an effortless flow throughout the home. This is a residence that truly must be experienced in person.

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

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

Enjoy an unparalleled resort lifestyle with golf, tennis, spa services, fine dining, and boating just outside your door. Moments away, St. Armands Circle and Downtown Sarasota provide world-class shopping, dining, and cultural experiences. This is a once-in-a-generation opportunity to own a truly spectacular penthouse residence.

**\$5,250,000 USD**  
MLS: A4680593

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## 655 LONGBOAT CLUB ROAD #PH1B | REGENT PLACE OF LONGBOAT KEY



### FEATURES & DETAILS

<b>List Price:</b>	\$5,250,000	<b>Year Built:</b>	1995
<b>Beds:</b>	3	<b>Baths:</b>	3/1
<b>Sq Ft Heated:</b>	3,139	<b>Sq Ft Total:</b>	3,683
<b>Parking Space:</b>	Private 2 Car Garage	<b>Condo Fee:</b>	\$8,900 Quarterly + \$17,000 Annual
<b>Water View:</b>	Gulf and Bay	<b>Taxes:</b>	\$49,103

#### 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.
- One of only four Penthouse's featuring 10th floor view
- Completely reimaged in 2016
- Designed by Anne Folsom Smith Interior Designs and built by Ocean Builders
- 12 foot ceilings
- Crestron Smart Home System
- Electric storm shutters
- An open and versatile floorplan
- True 3 bedroom condo, each ensuite
- Spacious covered terraces providing views of the Gulf, golf course and Bay
- Secure & private "resident only" elevator serving only one unit per floor
- Astonishing amount of closets and storage capacity within the residence including several walk-in closets
- Centrally located powder room
- Private Two Car Garage
- Additional storage room



## 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 tile flooring
- Custom designer ceiling and lighting
- Custom stone wall with mounted TV and smokeless fireplace
- Designer powder room



## Kitchen

- Designer gourmet kitchen open to the living room
- Incredible view of the beach
- Large center island with Wolf Induction cooktop
- Dual built-in Wolf ovens
- Built-in Wolf warming drawer
- Built-in Subzero wine refrigerator
- Subzero smart refrigerator/freezer
- Two Subzero refrigerator drawers
- Subzero ice maker
- Built-in Sharp microwave
- Two Fisher & Paykel dishwasher drawers with remotes
- Neff dual stainless sink with disposal
- Neff soft close cabinets and drawers
- Stone counters & backsplash
- Poured glass breakfast bar
- Large closet pantry
- Hidden appliance garage
- Hidden door to laundry room
- Neutral tile flooring
- Dinette overlooking the beach



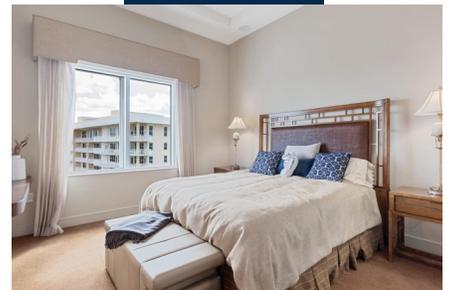


## Primary Suite

- 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 and bay
- Dressing area connects the bedroom, closets and primary bathroom
- Large walk-in closet
- Electric shades and drapes over windows and sliders
- Neutral carpet flooring
- Hidden motorized TV under the bed
- Custom built-in headboard, shelves and cabinets
- Step ceiling with custom lighting

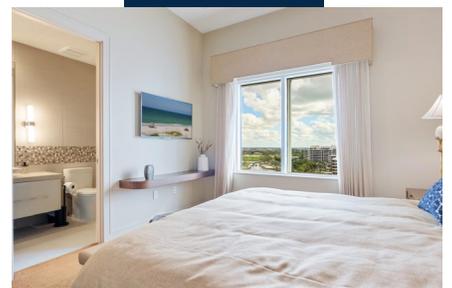
### En-Suite Primary Bathroom

- Custom redesigned space with incredible storage solutions
- Large walk-in steam shower with multiple shower heads
- Stone counter with dual sinks
- Lighted mirrors
- Large window and skylight
- Neutral tile flooring
- Victoria and Albert stand alone tub
- Private commode room
- Toto Neorest smart toilet with remote
- Designer backsplash and tile details
- Built-in ready station



## 2nd Guest Suite

- Large window with views of the beach and golf course
- Large walk-in closet
- Carpet flooring
- Ceiling fan
- Electric shades





### Guest En-Suite Bathroom 2

- Walk-in shower with full size glass door
- Neutral marble flooring
- Stone counter
- Neutral textured wall paper
- White cabinetry

### 3rd Guest Suite

- Views of the bay and golf course
- Access to the East balcony
- Walk-in closet
- Additional mechanical closet with extra storage room



### Guest En-Suite Bathroom 3

- Large walk-in shower with frameless glass door
- Stone counter
- Built-in corner shelf/cabinet
- Custom white vanity



### Laundry Room

- Utility sink
- Extra overhead storage cabinets
- Whirlpool Duet Steam front load washer and dryer
- Automatic lighting
- Built-in ironing board



### 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
- Electric storm shutters

### Parking & Storage

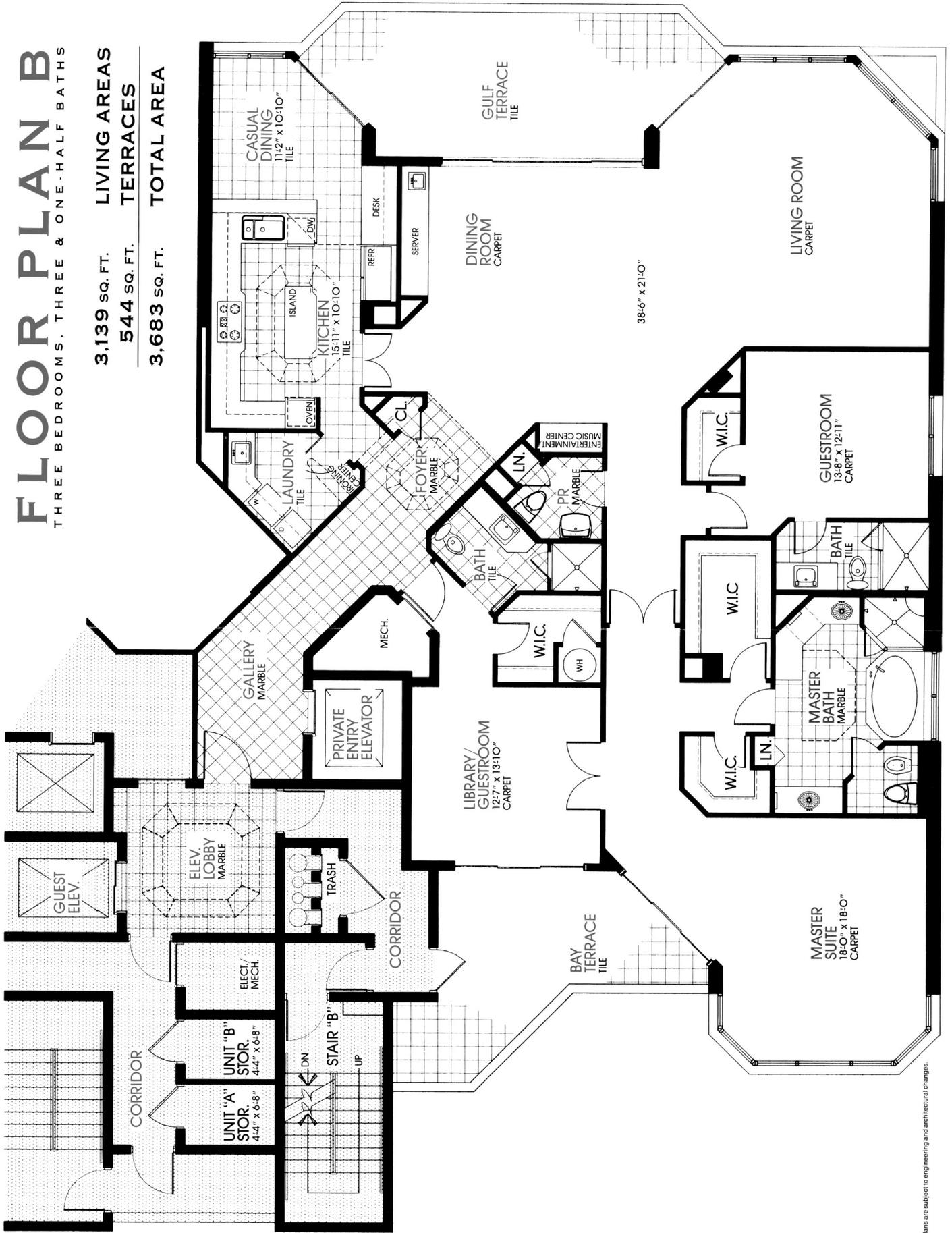
- Private two car garage
- Additional storage unit in the corridor



# 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



Plans are subject to engineering and architectural changes.

Property Address: 655 Longboat Club Road #PH1B, 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) # Private 2 Car Garage Assigned Storage Locker # PH1B

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

### Condo Association (if applicable)

Association Name: Regent Place

Property Management Contact: David Greene

What is the fee? \$ \$8,900 monthly quarterly annually

Are there additional fees? Yes No \$ 17-18K 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: \$ 5,900 est. annual For? Reserves

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 replaced/updated last year

**Utilities:** (12 month average)

Electric Company: Florida Power & Light (FPL) Average electric bill? \_\_\_\_\_

How much is your average water bill? Included in Condo Fees

Who is your internet/cable provider? xfinity

**Appliances:**

	<i>Brand/Model</i>	<i>Year Installed</i>	<i>Warranty/Maintenance</i>
Air Conditioner (1)	Trane	2021	
Air Conditioner (2)	Trane	2021	
Refrigerator	2 Subzero fridges & 2 fridge drawers	2016	
Oven/Range	Wolf dual built-in ovens	2016	
Cook Top	Wolf - Induction cook top	2016	
Dishwasher	2 Fisher & Paykel dishwasher drawers	2016	
Microwave	Sharp	2016	
Disposal		2016	
Water Heater	Rheem Marathon	2016	
Washer	Whirlpool		
Dryer	Whirlpool		
Other	Wolf Warming Drawer - 2016	Subzero wine fridge	& ice maker - 2016

**Services:**

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

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

**Insurances obtained by seller:** *Carrier*

*Annual Premium*

Homeowners \_\_\_\_\_

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 No

Are there any items "attached" to your home that you are planning to exclude from the sale? Yes No

# 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

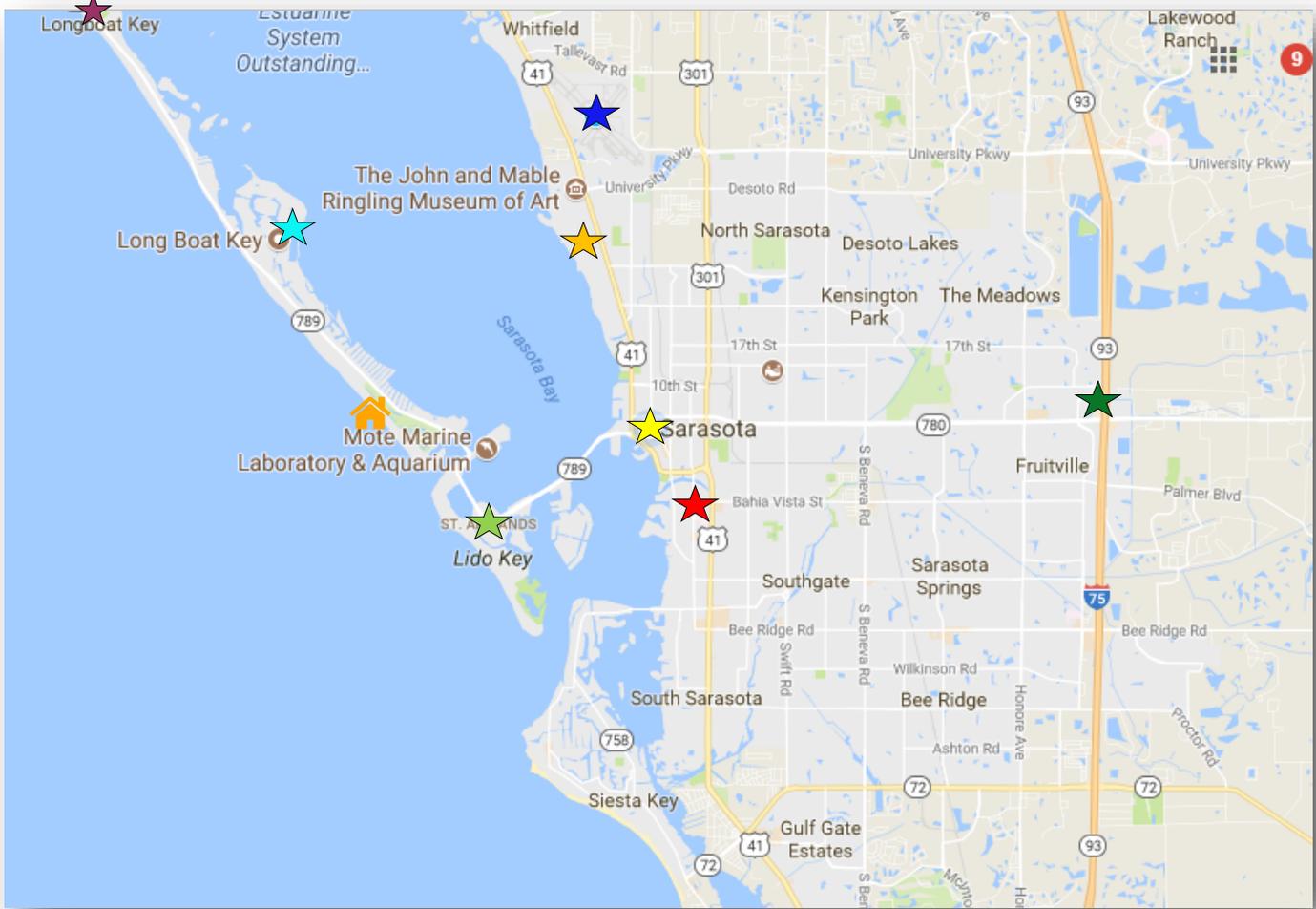




Longboat Key is a 10.8-mile barrier island in Southwest Florida. On the east side, the Key encloses the western boundary of Sarasota Bay. It's bordered to the west by the Gulf of Mexico. The dense mangroves of the Key's eastern edge are a popular spot for kayakers and boaters to catch a glimpse of wildlife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