

1241 Gulf of Mexico Drive #203

The One and Only Water Club

www.WaterClub203.com



Presented by



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INTERNATIONAL REALTY



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County: Sarasota
Property Style: Condominium
Subdiv: WATER CLUB 01 AT LONGBOAT KEY
Subdiv/Condo:
Beds: 3, **Baths:** 4/0
Pool: Community
Garage: Yes **Attch:** Yes **Spcs:** 2
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 41,885.00
Average Monthly Fees: 3,490.42

Status: Active
List Price:
LP/SqFt: :
Year Built: 1996
ADOM: 3 **CDOM:** 3
Heated Area: 3,045 SqFt / 283 SqM
Total Area: 3,423 SqFt / 318 SqM
Total Acreage:
Lot Features: Landscaped, Near Golf Course, Near Marina, Near Public Transit, Sidewalks
Flood Zone Code: AE

Design your dream beachfront retreat at the Water Club on Longboat Key. This spacious three-bedroom, four-bath residence offers 3,000-plus square feet of living space with Gulf views and a flexible layout, ideal for creating your custom coastal masterpiece. The private primary suite features dual baths, walk-in closet and beachfront terrace. A generous guest suite sits on opposite end, and a den/office easily serves as a third bedroom with full bath nearby. The gourmet kitchen includes white cabinetry, stone counters, center island and a cozy breakfast nook overlooking the beach. The expansive great room opens to the main balcony, ideal for entertaining or relaxing. Additional highlights include semi-private elevator access and two desired garage parking spaces. Enjoy world-class amenities such as an 18,000-square-foot clubhouse, concierge, fitness center, spa, Har-Tru tennis courts, game room, beachfront pool and spa, fire pit and 24-hour gated security. Set on 16 lush beachfront acres with 680 feet of private shoreline. Pet-friendly. Just minutes to St. Armands, golf, marinas and downtown Sarasota.

Land, Site, and Tax Information

Legal Desc: UNIT 203 THE WATER CLUB 1 AT LONGBOAT KEY
SE/TP/RG: 16-36S-17E
Subdivision #:
Between US 1 & River:
Tax ID: 0009112009
Taxes: \$23,684
Homestead: No **CDD:** No
AG Exemption YN:
Alt Key/Folio #: 0009112009
Ownership: Condominium
SW Subd Condo#:

Zoning:
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2024
Annual CDD Fee:
Development:

Block/Parcel:
Book/Page: 31-7
Front Exposure: Southwest
Lot #: 203
Other Exemptions:
Subdiv/Condo:

Complex/Comm Name:
SW Subd Name: Water Club At Longboat Key
Flood Zone Date:
Floor #: 2
Census Block: 1

Planned Unit Dev:
Census Tract: 000801

Bldg Name/#: WATER CLUB 01
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-Gulf/Ocean - Partial

Lot Size Acres: 2.11 **Lot Size:** 91,910 SqFt / 8,539 SqM
Water Name: GULF OF MEXICO

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
Flooring Covering: Carpet, Luxury Vinyl, Tile
Interior Feat: Built in Features, Eating Space In Kitchen, Elevator, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First		Luxury Vinyl		
Kitchen	First		Luxury Vinyl		Kitchen Island, Pantry, Stone Counters
Dinette	First		Luxury Vinyl		
Primary Bedroom	First		Carpet	Walk-in Closet	Bath With Whirlpool, Desk Built-In, Dual Sinks, En Suite Bathroom, Exhaust Fan, Split Vanities, Stone Counters, Tub with Separate Shower Stall
Bedroom 2	First		Carpet	Walk-in Closet	En Suite Bathroom, Garden Bath, Stone Counters, Tub with Separate Shower Stall
Bedroom 3	First		Luxury Vinyl	Built-in Closet	

Exterior Information

Other Structures: Gazebo, Tennis Court(s)
Ext Construction: Concrete
Roof: Concrete, Tile
Foundation: Pillar/Post/Pier
Property Description:
Ext Features: Balcony, Garden, Hurricane Shutters, 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

Assigned Spcs: 2
Garage Dim: , **Attached Garage Y/N:** Yes
Property Attached:
Architectural Style: Custom
Pool Dimensions:
Spa: Yes-Heated, In Ground

View: Garden, Pool, Trees/Woods, Water

Vegetation: Mature
Landscaping, Trees/Landscaped

Road Surface Type: Paved

Green Features

Disaster Mitigation: Hurricane Shutters/Windows

Green Energy Features: Thermostat

Green Energy Generation:

Green Water Features:

Green Sustainability:

Green Energy Generation Y/N: No

Community Information

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

Other Fee: \$13,597 / Annual

Monthly Condo Fee: \$2,357

of Pets: 2

Building Elevator Y/N: Yes

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

Housing for Older Per: No

Monthly HOA Amount:

Condo Fee: \$7,072 / Quarterly

Pet Size: Small (16-35 Lbs.)

Association Approval Required: Yes

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:

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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1241 GULF OF MEXICO DR. #203 | WATER CLUB ON LONGBOAT KEY



Looking for that truly unique beachfront oasis? Why not design it yourself! This spacious 3-bedroom, 4-bathroom residence spans over 3,000 square feet, offering the perfect canvas to create a one-of-a-kind coastal masterpiece tailored to your personal vision. Set directly on the sparkling Gulf of Mexico, within the exclusive Water Club community, you'll enjoy luxury living immersed in tropical beauty and world-class amenities.

Residence Highlights

- Private Primary Suite: A tranquil sanctuary with a large walk-in closet, secluded beachfront terrace, and dual bathrooms.
- Guest Suite: Located on the opposite end of the home, this deluxe en-suite offers privacy, space, and a generous walk-in closet.
- Flexible Den/Office: Easily used as a third bedroom, with a full bath just steps away.
- Gourmet Kitchen: Featuring sleek white cabinetry, stone countertops, center island, and a cozy beach-view breakfast nook.
- Expansive Great Room: Designed for entertaining or relaxing, with flexible layout options and direct access to the main balcony.
- Extremely coveted dual parking spaces in the secure garage.
- Semi-private Elevator Access: Elevates your lifestyle with convenience and exclusivity.

Water Club Amenities

- Impeccable concierge service
- 18,000 sq ft clubhouse with a fitness center, spa, game room, library, and elegant ballroom
- Heated beachfront pool & spa, fire pit courtyard, and Har-Tru tennis courts
- 24-hour gated security for total peace of mind
- Set on 16 acres of lush tropical landscaping, the Water Club offers 680 feet of private beach, is pet-friendly, and provides the ultimate in low-maintenance luxury.

Enjoy close proximity to:

- Championship golf courses
- World-class boating and marinas
- Upscale boutiques and fine dining
- The arts, culture, and entertainment of Downtown Sarasota—just minutes away

This is more than a residence—it's a lifestyle. Experience the pinnacle of coastal luxury at the Water Club, where every day feels like a vacation. Your beachfront vision awaits.

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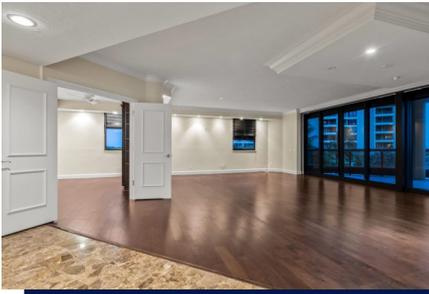
\$1,999,000 USD

MLS: A4668344

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INTERNATIONAL REALTY

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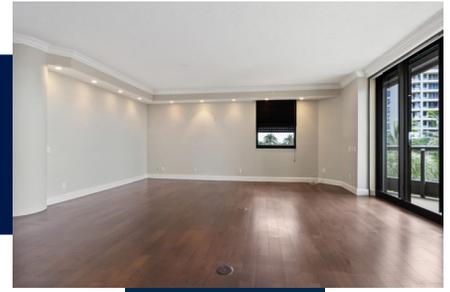
FEATURES & DETAILS

List Price:	\$1,999,000	Year Built:	1996
Beds:	3	Baths:	4
Sq Ft Heated:	3,045	Sq Ft Total:	3,423
Parking Space:	2 in Garage + Guest	HOA:	\$7,072 Quarterly + \$13,597 Annual
Water Frontage:	Gulf of Mexico	Taxes:	\$25,305

Special Features

This condo is ready to be reimagined! Located in a highly desirable community on Longboat Key, here is your chance to design your dream beach residence!

- ***TWO coveted parking spaces in the garage!***
- ***Located on the South side of the South building*** overlooking Promenade's beautiful pool and beach.
- Sensational evening views
- Bright, open, and versatile floor plan
- Split Bedrooms for Privacy
- 3rd bedroom/Den with built-in closet and a full bathroom already in place
- Floor-to-ceiling windows and sliders to enhance the view and natural light
- Spacious covered balconies providing superb outdoor space
- Semi private elevator adds to your security
- Astonishing amount of closets and storage capacity within the residence including several walk-in closets
- Water Heater—2024
- HVAC—2019
- Integrated fire alarm and sprinkler system



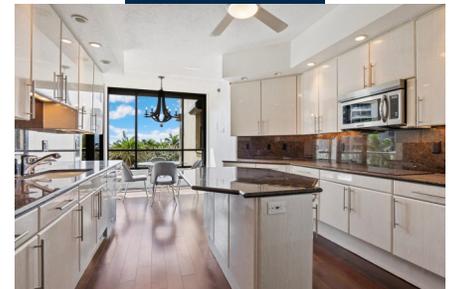
Foyer

- Private entry to welcome guests
- Solid door to completely secure your residence
- Tray ceiling with chandelier
- Tile flooring
- Large wall space for furniture or display



Great Room

- Views of Promenade's beautiful pool and the Gulf of Mexico
- Abundance of floor-to-ceiling windows and sliders
- Large open space can be configured many ways
- Drop down ceiling for dining area
- Wood flooring and neutral paint
- Access to main balcony



Kitchen/Breakfast Room

- Center island with storage
- Deep sink with disposal
- Built-in refrigerator
- 5-burner cooktop
- Built-in microwave
- Dual built-in oven
- Dishwasher
- Stylish neutral cabinetry and pantry
- Durable stone counter tops
- Wood flooring
- Breakfast nook with oversized windows
- Ceiling fan light
- 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 with partial views of the Gulf of Mexico
- Large built-in desk
- Two ceiling fans
- New carpet



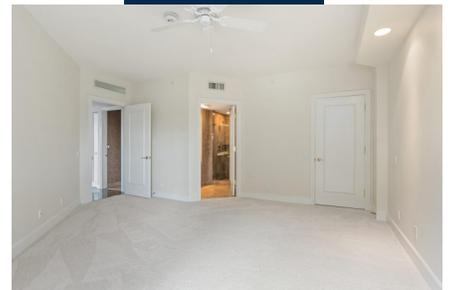
Ensuite Primary Bathrooms

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



2nd Guest Suite

- Large enough for 2 double beds
- Window for natural light
- Large walk-in closet with organizer
- Ceiling fan
- New carpet
- Located at the other end of the condo for privacy



Ensuite 2nd Guest Bathroom

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





Office/Den or Potential 3rd Guest Bedroom

- Window for natural light
- Large built-in with closet
- French doors
- Wood floor
- Ceiling fan

3rd Guest Bathroom

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



Laundry Room

- Whirlpool washer/dryer
- Custom cabinets and storage
- Utility sink



Exterior

- Peaceful views of Promenade’s stunning pool and the Gulf of Mexico
- Two large covered terraces
- Southwest facing
- Glass railings
- Access from great room, kitchen and primary bedroom

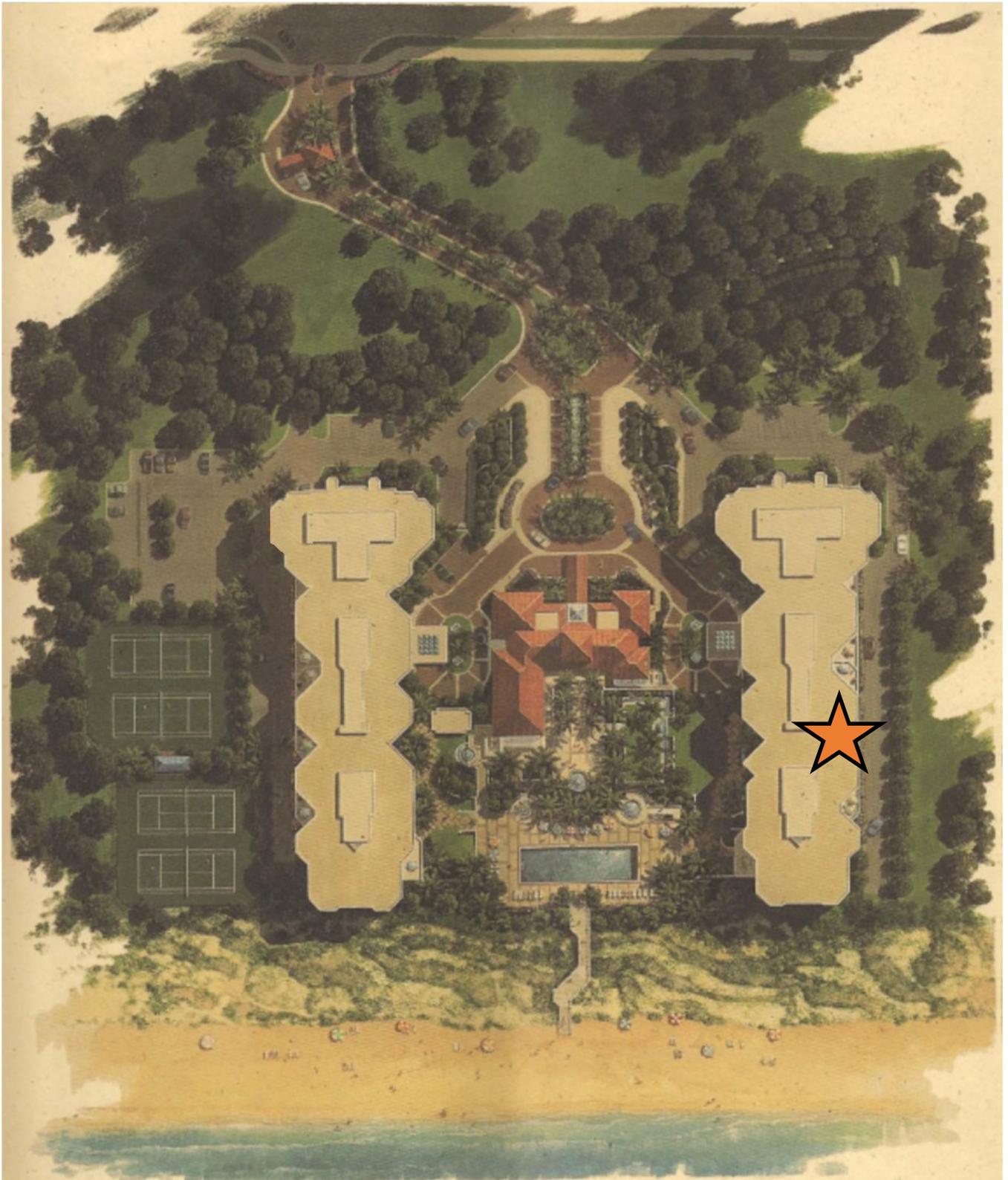


Parking & Storage

- **Two assigned space in the garage** under the building
- One additional walk-in storage unit
- One additional beverage locker located in the clubhouse



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.

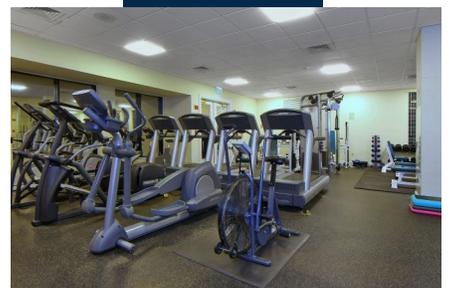


Community Features

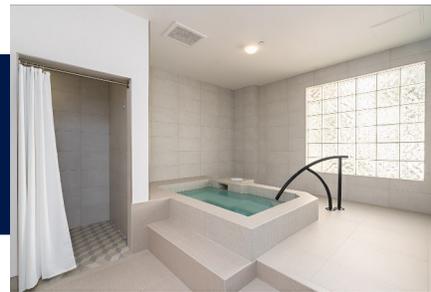
- Location! Location! Location!

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



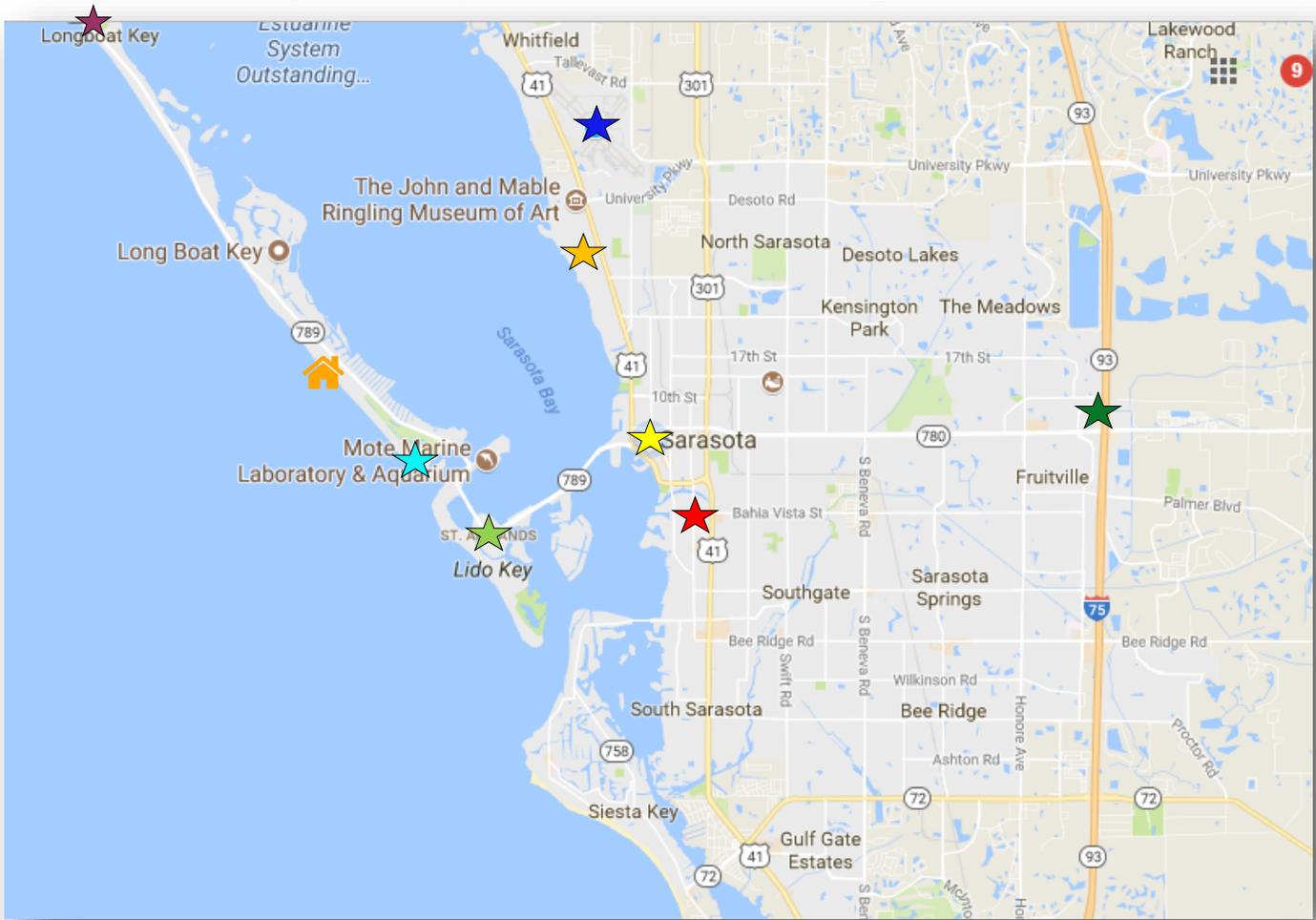
Welcome to Longboat Key



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 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. 
- 9.4 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 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. 
- 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. 