



**A3905266 1111 RITZ CARLTON DR # 1203, SARASOTA**

County: Sarasota County	Zip Code: 34236	Unit #: 1203	Status: Active
Sub. Name: RITZ CARLTON RESIDENCES			List Price: \$1,250,000
Beds: 2	Baths: 2/1	SqFt Heated: 2,234	Low Price:
Pool: N			Year Built: 2001
Property: High-rise Condo			Special Sale Prov: None of the Above
Total Acreage: Non-Applicable	Total Building Sq Ft: 2458		ADOM: 158
Water: Y	Type/Name: Bay Frontage / SARASOTA		CDOM: 158
Location: City Limits, In County, Street Brick			

Virtual Tour: <http://www.fullscreen-tour.com/slideviewer.php?id=>

MAJOR PRICE REDUCTION - Exceptional Ritz Value! Beautiful views of the bay and north shore from every room of this 12th. floor unit. Sought after Monte Carlo floor plan with water view split bedroom suites and den. Tasteful kitchen with Subzero and Decor appliances. Lovely bathrooms/powder room. Two car garage and two storage units. Uniquely positioned in Sarasota for the enjoyment of the opera, theatres, fine dining and tropical parks. Live downtown and enjoy the Ritz amenities and lifestyle. Easy to view. (Would consider trade for a unit at Inn on The Beach)

**Land, Site and Tax Information**

SE/TP/RG: 24-36-17	Subdivision #: 8237	Section #:	Block/Parcel:	Front Exposure: Northwest
Tax ID: 2010 01 4019		Alt.Key/Folio#:	Additional Parcel: N	Mill Rate:
Taxes: \$17,034.00	Tax Year: 2008	Homestead: N	Other Exemptions: N	CDD: N
Legal Description: UNIT 1203 THE RESIDENCES				
Ownership: Condominium	Complex/Community Name:	Book/Page: 0035/0020	Floor #: 12	
MH Make:	Zoning: DTB	Future Land Use:	Zoning Comp.: Y	Min Lease: 1Month
Lot Dimensions:	Lot Size(Acres): 0.00	Lot Size(SqFt): 0	Lease # Per Year: 4	Max Pet Weight:
Waterfront Name: SARASOTA	WaterFront Type: View/ Bay Frontage		Water View: Full Bay	Water Frontage:
Waterfront Extras:				

**Interior Information**

Living Room: 28x19	Master Br.: 14x20	5th Bedroom:	Great Room:	SqFt Source: Public records
Family Room:	2nd Bedroom: 14x16	Studio:	Air Conditioning: Central	
Kitchen: 18x11	3rd Bedroom:	Dinette:	Heat & Fuel: Central, Fuel - Electric	
Dining Room:	4th Bedroom:	Bonus Room: 13x12	Floor Covering: Carpet, Marble	
Fireplace: N -		Balcony/Porch	Security System: Owned	
Utilities Data:	Cable Connected, City Water, Electric, Gas, Public Municipal Water, Public Sewer			
Interior Layout:	Living/Dining Room Combo, Open Plan, Split Bedroom			
Interior Features:	Furnished, Smoke Alarm(s), Solid Wd Cabnts, Stone Counters, Walk In Closet, Wet Bar			
Master Bath:	Bath w Spa/Hydro Massage Tub, Dual Sinks, Tub with Separate Shower Stall			
Appliances Incl:	Built In Oven, Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave, Range, Range Hood, Refrigerator, Washer			
Kitchen:	Breakfast Bar, Closet Pantry	Additional Rooms: Foyer, Inside Utility, Office / Den / Library		

**Exterior Information**

Ext. Construction: Block, Stucco	Style: Florida, Traditic	Pool:
Exterior Features:	Patio/Porch Open, Sliding Doors	
Garage/Carport:	2 Car Garage, Assigned Parking, Attached, Secured Parking	
		Roof: Membrane Tile

**Community Information**

Community Features: Byr Appr Req, Comm Htd Pool, Elevators, Fitness, HOA Required, Pets Permitted, Security, Tennis Courts

Maintenance Includes: Bldg Exter, Cable, Escrow Resrv, Ground Mtnce, Public Insur, Rec Facilty, Roof, Security, Trash Remv, Water/Sewer

Housing for Older Persons:	FCHR Website Y/N:	Expire/Renewal Date:
HOA Fee Required: Y	HOA Fee: \$3898.00	Mo. Maint. \$(addition to HOA):
Elementary School: Alta Vista Elementary	HOA Payment Schedule: Quarterly	High School: Booker High
	Middle School: Booker Middle	

**Realtor Info**

List Agent: JOHN AUGUST	Agent ID: 281502990	Agent Direct: 941-320-9795
Sales Team:	E-mail: <a href="mailto:JOHN@4BIRDKEY.COM">JOHN@4BIRDKEY.COM</a>	Agent 2 Phone:
Office: MICHAEL SAUNDERS & COMPANY	Office ID: 281502392	Agent Fax: 941-388-3041
List Date: 03/24/2009	Original Price: \$1,495,000	Agent Pager/Cell: 941-320-9795
Contract:	Previous Price: \$1,495,000	Office Phone: 941-388-4447
Exp. Clsg Date:	Price Change: 08/26/2009	Office Fax: 941-388-3041
Sold Date:	Sold Price:	Owner Phone:
Off-Market:	Days to Contract:	Owner: ON FILE
Withdrawn:	Days to Closed:	Listing Type: Exclusive Right to Sell
Sold by:	Expiration Date: 03/07/10	Spec Listing Type : Not Applicable
Management Comp Info: The Ritz Carlton, Sarasota	Office:	Call Center #: 941-308-7777
Buyer Agent: 3%	Financing Avail: Cash, Conventional	
Realtor Info: Asso Appr Req, Pets Allowed, Vacant	Trans Broker: 3%	Terms:
Confidential Info: Vacant		Seller Credit:
Showing Instructions: Appt Only, Call Agent, Call Center		
Driving Directions: US 41 to Ritz Carlton Dr. Located above the Ritz Carlton Hotel.		

Realtor Only Remarks: