



A3919082 1300 BEN FRANKLIN DR # 1008, SARASOTA

County: Sarasota County Zip Code: 34236-2158 Unit #: 1008 Status: Active
 Sub. Name: BEACH RESIDENCES List Price: \$2,595,000
 Beds: 2 Baths: 3 SqFt Heated: 3,330 Year Built: 2005
 Private Pool: N Special Sale: None
 Property: High-rise Condo ADOM: 23
 Total Acreage: Non-Applicable Total SqFt: 3878 Pets Y/N: Y CDOM: 23
 Location: Park View, Pool View

Virtual Tour: <http://www.pix360tour.com/slideviewer.php?i>

Living at the Ritz is one of the cities' greatest choices!! This stunning (over 3,000 sq.ft.) unit has the feel of complete luxury and at the same time, absolute comfort. Two full bedrooms with two full baths, one den with pull out sofa and doors. Second den with pullout sofa, separate third full bath. Living room also has sleeper sofa. Spacious kitchen with breakfast area. Like a whimsical inage straight from the pages of Architectural Digest, this elegant and enchanting bay front two bedrooms plus den will leave you breathless! The only thing that could compare to the beautiful bay, beach and city views are the innumerable upgrades and world class finishes. This 3330 square foot residence features custom designs in every room including: fireplace with two way mirror TV above the mantel, master bath with two way mirror TV, kitchen w/ Dacor appliances, 5 burner stove, double oven w/ warming drawer, commercial sub zero fridge/freezer, Asko dishwasher, granite, custom wet bar. Amenities include movie theater, fitness, pool,spa, concierge, billiard room, free internet access, restaurant (and room service), and use of guest suite. A full size private 2 car garage just like a home with it's very own large air conditioned storage room.

Land, Site and Tax Information

SE/TP/RG: 35-36-17 Subdivision #: 8397 Section #: Block/Parcel: Front Exposure: East
 Tax ID: 2017 03 2070 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 16.238399 Lot #:
 Taxes: \$28,664.00 Tax Year: 2009 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: UNIT 1008, BEACH RESIDENCES THE
 Ownership: Condominium Complex/Community Name: Book/Page: 0038/0035 Floor #:
 MH Make: Zoning: WFR Future Land Use: 0405 Zoning Comp.: N Min Lease: 1Month Lease # Per Year: 3
 Lot Dimensions: Lot Size(Acres): Lot Size(SqFt):
 Water Frontage: Beach-Prvt Water Access: Beach-Prvt, Beach/Deed Water Name: GULF OF MEXICO
 Water View: Bay/Full, Beach Water Extras: Waterfront Feet:

Interior Information

Living Room: 28x20 Master Br.: 18x15 5th Bedroom: Great Room: Study / Den:
 Family Room: 19x14 2nd Bedroom: 15x13 Studio: Air Conditioning: Central
 Kitchen: 13x12 3rd Bedroom: Dinette: Heat & Fuel: Central, Fuel - Electric, Fuel - Gas Natural, Heat Pump
 Dining Room: 13x12 4th Bedroom: Bonus Room: Floor Covering: Carpet, Marble
 Fireplace: Y - Family Room Gas Fireplace Balcony/Porch Security System: Owned
 Utilities Data: Cable Connected, City Water, Electric, Gas, Public Sewer, Public Utilities
 Interior Layout: Formal Dining Room Separate, Formal Living Room Separate, Open Plan
 Interior Features: Ceiling Fan(s), Crown Moulding, Elevator, Furnished, Smoke Alarm(s), Solid Wd Cabnts, Stone Counters, Thermal Wndws, Walk In Closet, Wshr/Dry
 Master Bath: Bath w Spa/Hydro Massage Tub, Bidet, Dual Sinks
 Appliances Incl: Built In Oven, Dishwasher, Disposal, Dryer, Gas Appliances, Hot Water Electric, Microwave, Range, Refrigerator, Washer
 Kitchen: Breakfast Bar, Walk In Pantry Additional Rooms: Office / Den / Library

Exterior Information

Ext. Construction: Block, Stucco Style: Spanish Pool:
 Exterior Features: Balcony/Sun Deck, Irrigation System, Outdoor Grill, Sliding Doors, Storage, Wheelchair Accessible
 Garage/Carport: 2 Car Garage, Attached, Door Opener, Guest Parking, Open Parking, Secured Parking Roof: Membrane

Community Information

Community Features: Comm Htd Pool, Comm Pool, Deed Restr, Elevators, Fitness, Gated Comm, Mtnce Free, Rec Bldg, Security, Tenants No Pet, Water Access, Wtrfrnt Cmplx
 Maintenance Includes: Cable, Flood Insur, Ground Mtnce, Public Insur, Security, Water/Sewer

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$1977.00 HOA Payment Schedule: Monthly Mo. Maint. \$(addition to HOA):
 Elementary School: Southside Elementary Middle School: Booker Middle High School: Booker High

Realtor Info

List Agent: JOHN AUGUST Agent ID: 281502990 Agent Direct: 941-320-9795
 Sales Team: E-mail: JOHN@4BIRDKEY.COM Agent 2 Phone:
 Office: MICHAEL SAUNDERS & COMPANY Office ID: 281502392 Agent Fax: 941-388-3041
 List Date: 01/08/2010 Original Price: \$2,595,000 LP/SqFt: \$779.28 Agent Pager/Cell: 941-320-9795
 Contract: Previous Price: SP/SqFt: Office Phone: 941-388-4447
 Exp. Clsg Date: Price Change: LP/SP Ratio: Office Fax: 941-388-3041
 Sold Date: Sold Price: Owner: ON FILE Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Not Applicable
 Withdrawn: Days to Closed: Expiration Date: 08/01/10 Call Center #: 941-308-7777
 Sold by: Office:

Management Comp Info: Financing Avail: Cash, Conventional
 Buyer Agent: 3% Non-Rep: 3% Trans Broker: 3% Terms: Seller Credit:
 Realtor Info: Condo Disc Avail, Condo Doc Avail, Floor Plan Avail, Seller Prop Disc
 Confidential Info: Tenant Occupied
 Showing Instructions: Call Center, 24 Hr Notice, LA Accompany
 Driving Directions: South on US 41 to Gulfstream Ave., right turn and cross the John Ringling Bridge to St. Armands Cir. Take Lido Beach exit (Ben Franklin). Continue approx. 6 blocks to Ritz-Carlton beach entrance.

Realtor Only Remarks: 24 hour notice to be given to tenant, listing agent to accompany.