

Provided by: John August, 941-373-0038, Michael Saunders & Company, 941-388-4447

MLS: 348917 255 ROBIN Dr Sarasota, FL 34236



Area: 71
County: Sarasota
Bedrooms E/P: 3/3
Full/Half Baths: 4
#Cov Park: 2/AttGar
Status: A
Map Letter/#: F/9
Pool Y/N: YP
Waterfront Y/N: Y
SqFt Liv Area: 3214/Tax
Total Liv Area: GR
List Price: \$3,250,000
Low Price:
ADOM: 1
LP/SF: \$1,011
Yr Built/Cond: 1969



Virtual Tour: <http://www.vr24.net/srq.php?mls=348917>

Remarks: GREAT VALUE - BIRD KEY DEEP WATER BAYFRONT custom home on one of Bird Key's most prestigious streets with magnificent views of downtown Sarasota. This home has wonderful curb appeal with a large Banyan tree in the front yard and a lighted cupola highlight this lovely home. This 3 BR 4 BA home features a lovely master suite with an elegantly updated bathroom and 2 large walk-in closets. The kitchen has been updated with "Wolf" cooktop, "Wolf" ovens and Corian counter tops. A large custom screened lanai area with propane gas grill and a therapeutic salt-water pool. Deep water boat dock with lift.

Directions: Bird Key Drive turn left at Robin drive proceed to 255 Robin on east side of Robin

Land and Site Information

Subdivision: Bird Key	Community:	Neighborhood:	
Property ID: 2012-04-0011	Subdivision Code: 264	Sec/Twn/Rng: 25/36/17	Zoning: RSF1
Legal: LOT 27 BLK 1 BIRD KEY SUB		OR Book/Page: 11/20	
Lot SF: 15,000	Acre: Half<	Lot Desc:	
Water Desc: Salt Water, Seawall/Bulkhead, Bay	Lot Dim:	Water Supply: Central Water, Sprinkle	Sewer: Central Sewer
Water View: BayFull, Water	Rear Exp: SE	Builder:	Model:
Water Access: HoistDvt, Dock, SailWtr			

Interior Information

Approximate Room Dimensions:

Living Rm: 26x17	Kitchen: 15x21	Main Bed: 13x21	5 Bed:	Screen Porch: 20x75
Great Rm:	Breakfast:	2 Bed: 15x14	Bonus Rm:	Laundry/Util: 7x8
Dining Rm: 13x18	Den: 10x12	3 Bed: 12x13	Media Rm:	# Ceiling Fans:
Family Rm:	Office:	4 Bed:	Fla Rm:	FP/FP Desc: N
Bed Desc: Main Bedroom Main Level		Main Bath Desc: Dual Sinks, Separate Tub/Shower		Floor Desc: Carpet, Marble/Stone
Cooling: Central Electric		Heating: Central Electric		Energy:
Other Area: Office/Library, Screened Porch/Lanai				Living Area: GR

Equipment: Auto Garage Door Opener, Dishwasher, Disposal, Electric Range, Refrigerator, Smoke Detectors

Interior Features: Breakfast Bar, Kitchen Updated, Bath Updated, Separate Dining Rm, Walk-In Closets, Utility In Living Area, Wood Cabinets

Exterior Information

Architectural Style: Ranch	Construction: Concrete Block/Stucco	Roof: Flat Tile
Other Parking: Drive Space	Window Desc: Double Sliding	
Pool Dimensions:	Pool Desc: Auto Cleaner, Concrete, Equipment Included, Heated, In Ground	
Exterior Features: Fence, Fruit Trees, Private Setting, Sliding Glass Doors, Some Trees		

Community Information

Community Features: Street Lights, Subdivision Restrictions, Underground Utilities, Mandatory Homeowners Assoc

HOA Maint Fee Includes: Reserve, Security

HOA Fee Required Y/N: Y **HOA Fee/Pay Schedule:** \$350 / Annual **Mgmt Co:** **Mgmt Co Phone:**

Schools Elementary/Middle/High:* Southside /Booker /Booker * Disclaimer - Verify with School Board for Current Boundaries

Financial and Special Information

Gross Tax: \$13,968	Tax Year: 2006	Tax Desc: City-County	
Annual CDD:	Other Annual:	Special Assessment:	Furnishing: Unfurnished
Spec Info: Flood Insurance Required, Lead Paint Disclosure Required, Hoa Disclosure Available, Subdivision Restrictions Available			

Sold Information

Sold Date:	Sold Price:	DOM:	CDOM:	PDOM:
SP/SqFt:	LP/SP Ratio:	LP %Change:	SP/Tax Mkt Value Ratio:	

All Information, regardless of source, including square footages and lot sizes, is deemed reliable but is not guaranteed and should be verified by personal inspection by and/or with the appropriate professional(s).