



Mid-Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

A296775274 ROBIN DR, Sarasota

County:	Sarasota County	Zip Code:	34236	Unit #:		Status:	
Grid:	F-9	Sub. Name:	Bird Key			List Price:	\$849,000
Beds:	3	Baths:	2.5	SqFt Heated:	2,780	Low Price:	
Pool:	Y	Pool, Gunite/Concrete				Year Built:	1961
Property:	Single Family Home				MH Width:		
Total Acreage:		Total Building Sq Ft:		3,380	ADOM:		
Water:N	Type/Name:					CDOM:	01
Location:	Flood Zone, CCCL						

Virtual Tour: [Virtual Tour](#)

When you enter this dramatic completely remodeled Country French Swedish Bird Key home you will see that all elements of the home fit together from the exterior glass French doors to the columns and interior glass doors. The remodel of this one-of-a-kind Bird Key home demonstrates the beauty and functionality of an Ikea model home from the kitchen to the bathrooms to the stylish office area. Style and functionality of the home are brought together with the private back yard featuring a lovely pool, loggia and natural gas DCS barbeque grill. This home is ideally placed on this 14,000 square foot lot with a circular drive, mature landscaping and a separate driveway to the two car garage. The evening brings a beautiful elegance to the homes internal and external features creating an unexpected feeling of intimacy.

Land, Site and Tax Information					
SE/TP/RG:	Subdivision #:	264	Section #:	Block/Parcel:	Front Exposure: East
Tax ID:	2012 04 0006	Alt.Key/Folio#:	Additional Parcel:	Mill Rate:	Lot #:
Taxes:	\$4,638.00	Homestead:	Other Exemptions:	CDD:	Annual CDD Fee:
Legal Description:LOT 17 BLK 2 BIRD KEY SUB					
Ownership: Fee Simple	Complex/Community Name:			Book/Page:	Floor #:
MH Make:	Zoning:RSF2	Future Land Use:	Zoning Comp.:	Min Lease:	Lease # Per Year:
Lot Dimensions:		Lot Size(Acres):	Lot Size(SqFt): 14,000		Max Pet Weight:
Waterfront Name:	WaterFront Type: Frontage/ Canal - Fresh			Water View:	
Waterfront Extras:	Dock			Water Frontage:	
Interior Information					
Living Room:	15x18	Master Br.:	13x20	5th Bedroom:	Great Room:
Family Room:	15x15	2nd Bedroom:	12x14	Studio:	Air Conditioning:Central
Kitchen:	15x16	3rd Bedroom:	13x14	Dinette:	Heat & Fuel: Gas Hot Water, Electric Heat Pump,Zoned/Multiple
Dining Room:	14x20	4th Bedroom:		Bonus Room:	Floor Covering: Mexican Tile
Fireplace:	N -		Balcony/Porch	Security System:	
Utilities Data:	Public Sewer,Public Municipal Water,Electric, Gas				
Interior Layout:	Open Plan,Formal Dining Room Separate,Mstr Bedroom Downstairs				
Interior Features:	Solid Sfc Cntrs,Wardrobes,Wood counter,Marble Counters,Solid Wd Cabnts,Smoke Alarm(s)				
Master Bath:	Dual Sinks, Shower and Tub, soaking tub				
Appliances Incl:	Dishwasher,Disposal,Dryer,Microwave,Gas Range,Refrigerator,Washer				
Kitchen:	Additional Rooms:Family Room,Office / Den / Library,Foyer,Inside Utility				
Exterior Information					
Ext. Construction:	Block,Stucco	Style:	Spanish	Pool:	Heated Pool
Exterior Features:	Fruit Trees,Glass French Doors,Trees/Landscaped,Patio/Loggia, gas grill,front pergollo				
Garage/Carport:	2 Car Garage,Attached,Side Rear Entry,Door Opener				Roof: Tile
Community Information					

Maintenance Includes: Escrow Resrv, Security

Housing for Older Persons:		FCHR Website Y/N:		Expire/Renewal Date:	
HOA Fee Required: Y		HOA Fee: \$450.00		Mo.Maint.\$(addition to HOA):	
Elementary School: Southside		Middle School: Booker		High School: Booker	
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: 09/29/2009		LP/SqFt: \$		Agent Pager/Cell: 941-320-9795	
Contract:		SP/SqFt:		Office Phone: 941-388-4447	
Exp. Clsg Date:		LP/SP Ratio:		Office Fax: 941-388-3041	
Sold Date:		Owner: On file		Owner Phone:	
Off-Market:		Listing Type: Exclusive Right to Sell		Spec Listing Type : Not Applicable	
Withdrawn:		Expiration Date: 10/05/06		Call Center #: 941-308-7777	
Sold by:		Office:			
Management Comp Info:		Financing Avail: Flood Insurance Required			
Buyer Agent: 3%		Trans Broker: 3%		Terms:	
Realtor Info:		Seller Credit:			
HOA Discl Avail, Seller Prop Discl, Sub Restrictions					

Showing Instructions: LA Accompany, Call Agent
Driving Directions: South on Bird Key Drive - Left on Robin Drive - Corner house

Realtor Only Remarks: Lister must accompany 373-0038 or 320-9795

Featured PROPERTY

Michael Saunders & Company
Licensed Real Estate Broker

274 ROBIN DRIVE



Features

- French-Country
- Custom Fantech Vents
- IKEA Kitchen
- Gas cook top
- Waterworks Tub
- Thermasol Steam
- Faux painting
- Loggia



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Offered at \$849,000

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FEATURES

Architectural Elegance

This Bird Key Country-French Swedish designed 2,780 square foot, home was recently updated with additions and remodeling of the entire home.

Features are as follows:

- **Newer** master bathroom with Waterworks Custom Tub, Thermasol Elite Steam Bath, and cabinets take center stage. The cabinets, faux painting, and silent Fantech exhaust system keep the room light, airy and pleasing.
- Chicly renovated kitchen, pantry, and laundry. Frosted glass fronts on ceiling hung upper cabinets, butcher-block and green marble countertops, Elkay gourmet double bowl and ribbed area stainless steel sink, moveable center island, natural gas cook top with silent Fantech exhaust system, hidden electrical outlets and custom lighting system creates the perfect kitchen.
- Off the kitchen, another seating area or family room is completely surrounded by French glass doors, tile floors, columns and decorative ceiling accent; inviting guests to observe the lovely pool and garden.
- **Newer** dining room has French doors, faux painting and columns that bring together the French-Country Swedish atmosphere.
- All three of the bedrooms carry through the French-Country Swedish style with faux painting, tile floors, tile window sills and glass front wardrobes.
- **Newer** green tile roof, windows, glass French doors and hurricane screens. Home has a monitored security system. Home is at 11 foot elevation.
- **Newer** loggia with natural gas DCS grill next to a lovely pool and surrounded by a vine covered privacy fence. Well for irrigation of shrubs and grass.
- Superb street presence adorned by a front trellis simulating the back yard loggia. This lovely off-water Robin Drive home on Bird Key is just steps away from the Bird Key Yacht Club.



Information Deemed Reliable But Not Guaranteed

FEATURES

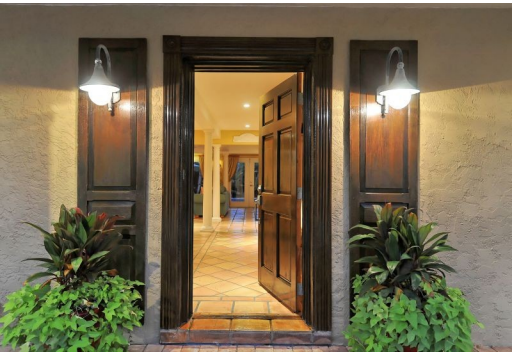
Features

- **Newer** tile floors throughout.
- Ikea wardrobes in all bedrooms as well as desks/book cases
- Master bathrooms outfitted with largest Waterworks soaking tub and Thermasol Elite Steam Bathing System.
- Fantech remote mounted bathrooms fans, integrated in the recessed lighting, gives powerful, virtually silent ventilation.
- **Newer** kitchen cabinets with glass and lights, gas range, wood/granite and Grohe faucet.
- Custom built in Fantech range hood with remote mounted fan for powerful, quiet operation.
- **Newer** plumbing moved into the attic in 2000.
- Backyard totally redesigned with loggia and natural gas DCS grill.
- **Newer** Roofs, windows and doors were replaced in 2000.
- **Newer** hurricane screens for all the windows and doors with 11 foot elevation.

Room Sizes

Living Room.....	14'10"x 18'
Dining Room.....	14'6"x 19'8"
Kitchen.....	15'9"x16'7"
Family Room	14'10"x 15'
Master Bedroom	13'x20'
Second Bedroom.....	12'x14'
Third Bedroom.....	13x14'

All room sizes are approximate
The buyer may apply for membership in the Bird Key Yacht Club. Amenities of the club include deep water marina, pool, tennis, dining, golf and additional social activities.



John August, Realtor

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For Further Information Visit: www.274Robin.com

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