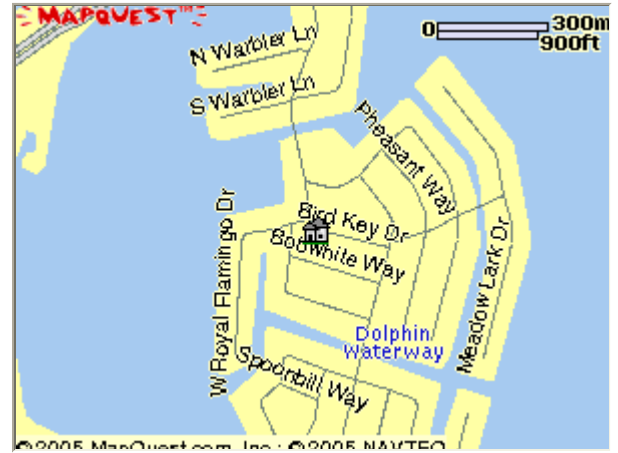


John August

Residential

4/20/2006 10:04:06 AM

Sarasota Association of REALTORS®



322 BIRD KEY Dr	71/F-9	Sarasota	34236	A	LP: \$825000/\$
Subdiv: Bird Key		County: Sarasota		ML#: 296842	Typ: ER
Prop ID: 2012-12-0014		TRS:		Broker: SNDR04	RgePr:
Legal: LOT 11 BLK 6 BIRD KEY SUB		MiddS: Booker		Zone: RSF2	
ElemS: Southside				HighS: Booker	

General Information

Sq Ft: 2030/Owner Provided	Traditional	Gross SqFt:	Year Blt: 1961/
Bdrms: 3/ Main Bedroom Ground Level		SqFt 1st Fl:	Living Ar: GR
#Baths: 2/0 Separate Tub & Showr, Spa Hydro Massge Tub		SqFt 2nd Fl:	#CeilFans: 4
Parking: 2/AttGar Side Rear Garage Entry			Rear Exp: S
Lot Info: 12000 SF Half< Green Belt			
Waterfront:		Water Access:	
Water View:		Poss: Other	
Pool: No		Terms:	
SubDvInf: Mandatory HOA, Subdivision Restrictions			

Approx Dimensions

LR/Great: 15 X 24	M Bdrm: 22 X 12	3rd Bdrm: 11 X 14	Fam Rm: 26 X 12	Kitchen: 12 X 8	BNS/FL:
Dine Rm: 15 X 12	2nd Bdrm: 11 X 12	4th Bdrm:	Den:	Utility:	Lanai: 26 X 14
Dir:	Ringling causeway to Bird Key entrance, to 322 Bird Key Drive				

Rmk: HIGH ceilings give this home an open and spacious feel, plus kitchen with Corian counters. This well maintained three bedroom, two bath Bird Key Garden home has a warm and inviting open floor plan suited for casual living. Situated only minutes from St. Armand's, Lido Beach and all the fine dining and amenities that the downtown area has to offer. This home shows pride of ownership. GREAT VALUE for Bird Key!

Additional Features & Utility Information

Constr: Concrete Block Stucco	Roof: Barrel Tile
Floor: Carpet, Ceramic	Windows: Casement
Interior: Combo Living/Dining Rm, Foyer Entry, Kitchen/Bathrooms Updated, Open Plan, Solid Surface Counter, Utility In Living Area, Walk-in Closet(s), Wood Cabinets	
Exterior: Fence, Fruit Trees, Private Setting, Room For Pool, Sliding Glass Door, Some Trees	
Oth Parking: Side Rear Garage Entry	
Eqp/Apl: Auto Garage Door Opener, Dishwasher, Disposal, Dryer, Range, Refrigerator, Smoke Detectors, Washer	
Energy:	Fireplace: N
Heating: Heat Pump, Zoned	Water: Central Water
Cooling: Central Electric	Sewer: Central Sewer
Special: HOA Disclosure Avail, Seller Prop Disclosure Avail, Subject to Coastal Const Ln	
FeelncI: Reserve, Security	Oth: Family Room, Screened Porch/Lanai