



My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

**A3936822 380 GULF OF MEXICO DR # 512, LONGBOAT KEY**

**County:** Sarasota County **Zip Code:** 34228-4017 **Unit #:** 512 **Status:** Active  
**Sub. Name:** TANGERINE BAY CLUB **List Price:** \$1,050,000  
**Beds:** 3 **Baths:** 2/1 **SqFt Heated:** 2,380 **Low Price:**  
**Private Pool:** N **Year Built:** 1994 **Special Sale:** None  
**Property:** Condo  
**Total Acreage:** Non-Applicable **Total SqFt:** 2700 **Pets Y/N:** Y **ADOM:** 1  
**Construction Status:** **Proj. Comp. Date:** **CDOM:** 1  
**Location:** Close to Bus, Flood Zone, In County, Street Brick, Street Dead-End, Street Paved

Virtual Tour: <http://www.vr24.net/2009/tangerine-512>

Full bay views from this rarely available luxury unit within prestigious Tangerine Bay Club. A private courtyard entryway, gracious floor plan, volume ceilings, hardwood floors, granite, newer appliances and an oversized 2 car garage makes this renovated unit "live" more like a home. Current office can be converted to third bedroom. New energy efficient A/C unit with warranty! Amenities include meticulously maintained large resort style pool & spa, clubhouse with fitness, tennis courts, day dock and fishing pier. Owners are eligible for a private membership in the Bay Isles Beach Club at \$250/yr. New energy efficient air conditioning system. FIVE STAR RESORT STYLE LIVING ON SOUTH LONGBOAT KEY AT ITS BEST!

#### Land, Site and Tax Information

**SE/TP/RG:** 22-36-17 **Subdivision #:** 8056 **Section #:** **Block/Parcel:** 5A **Front Exposure:** West  
**Tax ID:** 0012 05 1120 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 14.849299 **Lot #:** 512  
**Taxes:** \$9,490.00 **Tax Year:** 2010 **Homestead:** Y **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**  
**Legal Description:** UNIT 512 BLDG 5A TANGERINE BAY CLUB PH 2  
**Ownership:** Condominium **Complex/Community Name:** **Book/Page:** 0029/0031 **Floor #:** 2  
**Manufactured / Mobile Style:** **MH Make:** **Zoning:** **Future Land Use:** 0404 **Zoning Comp.:** Y  
**Lot Dimensions:** **Lot Size(Acres):** **Lot Size(SqFt):** **Min Lease:** **Lease # Per Year:**  
**Water Frontage:** Bay/Harbor **Water Access:** Bay/Harbor **Water Name:** SARASOTA BAY  
**Water View:** Bay/Full **Water Extras:** BoatRamp-Prvt **Waterfront Feet:** 0

#### Interior Information

**Living Room:** 20x17 **Master Br.:** 19x15 **5th Bedroom:** **Great Room:** **Study / Den:**  
**Family Room:** 18x09 **2nd Bedroom:** 12x11 **Studio:** **Air Conditioning:** Central  
**Kitchen:** 15x11 **3rd Bedroom:** 13x12 **Dinette:** **Heat & Fuel:** Central, Fuel - Electric  
**Dining Room:** 12x11 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet, Ceramic Tile, Wood  
**Fireplace:** N - **Balcony/Porch:** **Sq Ft Source:** Public records **Security System:** Owned  
**Utilities Data:** Cable Available, Cable Connected, City Water, Electric, Fire Hydrant, Gas, Public Municipal Water, Public Sewer  
**Interior Layout:** Breakfast Room Separate, Eating Space in Kitchen, Great Room, Volume Ceilings  
**Interior Features:** Ceiling Fan(s), Hot Tub/Spa, Skylights, Smoke Alarm(s), Solid Sfc Cntrs, Solid Wd Cabntrs, Stone Counters, Tray Ceiling, Unfurnished, Walk In Closet  
**Master Bath:** Bath w Spa/Hydro Massage Tub, Dual Sinks, Garden Bath, Tub with Separate Shower Stall  
**Appliances Incl:** Built In Oven, Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Hot Water Electric, Microwave, Range, Range Hood, Refrigerator, V  
**Kitchen:** Breakfast Bar, Closet Pantry, Desk Built In **Additional Rooms:** Foyer, Inside Utility, Den/Library/Office

#### Exterior Information

**Ext. Construction:** Block, Stucco **Style:** Contemporary **Pool:**  
**Exterior Features:** Balcony/Sun Deck, Hot Tub/Spa, Irrigation System, Mature Landscaping, Outdoor Shower, Patio/Porch Covered, Patio/Porch Open, Sliding Doors, Stc  
**Garage/Carpport:** 2 Car Garage, Attached, Door Opener, Guest Parking **Dimensions:** **Roof:** Tile Other

#### Community Information

**Community Features:** Comm Boat Ramp, Comm Htd Pool, Comm Pool, Elevators, Fishing Pier, Fitness, Gated Comm, Park, Security, Storage, Tennis Courts, Water Access, Wtrfrnt Cmplx

**Maintenance Includes:** Bldg Exter, Cable, Escrow Resrv, Ground Mtnc, Mtnc/Repr, Manager, Rec Fcilty, Roof, Security, Trash Rmvy

**Housing for Older Persons:** **# of Pets:** 2 **Max Pet Weight:** 22 **Pet Restrictions:**  
**HOA / Comm Assn:** Required **HOA Fee:** \$3852.00 **HOA Payment Schedule:** Quarterly **Mo. Maint. \$(addition to HOA):**  
**Elementary School:** Southside Elementary **Middle School:** Booker Middle **High School:** Booker High

#### Realtor Info

**List Agent:** JOHN AUGUST / BEVERLY ST HILAIRE **Agent ID:** 281502990 / 281520713 **Agent Direct:** 941-320-9795  
**Sales Team:** **E-mail:** [JOHN@4BIRDKEY.COM](mailto:JOHN@4BIRDKEY.COM) **Agent 2 Phone:** 941-504-3303  
**Office:** MICHAEL SAUNDERS & COMPANY **Office ID:** 281502392 **Agent Fax:** 941-388-3041  
**List Date:** 12/22/2010 **Original Price:** \$1,050,000 **LP/SqFt:** \$441.18 **Agent Pager/Cell:** 941-320-9795  
**Contract:** **Previous Price:** **SP/SqFt:** **Office Phone:** 941-388-4447  
**Exp. Clsg Date:** **Price Change:** **SP/LP 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:** 03/21/11 **Call Center #:** 941-308-7777  
**Selling Agent:** **Office:**

**Management Comp Info:** **Financing Avail:** Cash, Conventional  
**Buyer Agent:** 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**

**Realtor Info:** Brochure Avail, Condo Discl Avail, Floor Plan Avail, HOA Discl Avail

**Confidential Info:** Owner Occupied

**Showing Instructions:** Call Center

**Driving Directions:** Go north over South Longboat Key bridge, first right after bridge into Tangerine Bay Club, proceed left, once inside the guard gate past the tennis court towards the bay to bldg 380A. Take elevator to first floor above parking to unit 512.

**Realtor Only Remarks:** Two small dogs (22lb limit) allowed. Beth Callans Management also manages Bay Isles Beach Club Membership. Question, call 941-387-3443. Special light fixture in eat in kitchen excluded from sale.

# Featured PROPERTY

Michael Saunders & Company

Licensed Real Estate Broker

## 380 Gulf of Mexico Drive #512



### Features

- Tangerine Bay Club
- Full Bay Views
- FIVE STAR STYLE
- Volume Ceilings
- Newer appliances
- Hard Wood Floors
- Bay Isles Beach Club
- 2 car garage



Full bay views from this rarely available luxury unit within prestigious Tangerine Bay Club. A private courtyard entryway, gracious floorplan, volume ceilings, hard wood floors, granite, newer appliances, and an oversized 2 car garage makes this renovated unit "live" more like a home. Amenities include meticulously maintained large resort style pool & spa, clubhouse with fitness, tennis courts, day dock, and fishing pier. Owners are eligible for a private membership in the Bay Isles Beach Club at \$250/yr. FIVE STAR RESORT STYLE LIVING ON SOUTH LONGBOAT KEY AT ITS BEST!

**OFFERED at \$1,050,000**

Beverly St. Hilaire

941-504-3303

[BeverlyStHilaire@MichaelSaunders.com](mailto:BeverlyStHilaire@MichaelSaunders.com)

John August

941.320.9795

[JohnAugust@MichaelSaunders.com](mailto:JohnAugust@MichaelSaunders.com)

61 S. Boulevard of Presidents • Sarasota, FL 34236 • 941.388.4447



MODEL LOCATION MAP

## MODEL 100 B

Air conditioned area 2,380 sq. ft.  
 Terrace area 320 sq. ft.  
 Garage area 560 sq. ft.

Total 3,260 sq. ft.

Three Bedrooms (Convertible Den) - Two and One-Half Baths



### \*NOTES:

- Display shelves above with indirect lighting
- Marble-based art niche with statuary lighting.

## LONGBOAT KEY 5 STAR RESORT-STYLE LIVING AT ITS BEST...

- Come and enjoy this must see...This unique residence in the prestigious Tangerine Bay Club is a direct waterfront property with grand views of Sarasota Bay.
- Enjoy the private and elegant courtyard entryway and the spectacular bay views once you enter as well as from your private, quiet and peaceful patio and master bedroom. This property has been beautifully updated using only the finest materials including hardwood floors, granite counter tops and all new appliances and includes an over sized 2 car garage.
- Tangerine Bay is a Mediterranean style gated community known for its meticulously maintained, award winning landscaping and large resort style pool, spa and waterfalls, offering a day dock, fishing pier, 2 tennis courts and clubhouse with fitness room.
- The Tangerine Bay Club is conveniently located at the most southern end of Longboat Key directly across from the Longboat Key Club island side Golf Course, just biking and walking minutes from St Armands with its renowned wide choice of Restaurants, Shops, Boutiques and Art Galleries as well as a short distance to Downtown Sarasota, I75 and the Airport. Enjoy the convenience locations to many of the popular Theater and Performance Art Centers that have earned Sarasota the name "The Culture Pearl of Florida".
- You also have a membership to the beautiful beaches of the Bay Isles Private Beach Club. Please visit our virtual tour to appreciate the beauty of this property.

