

**MLS#: 375598 535 SANCTUARY DR # A-702 LONGBOAT KEY, FL 34228**



Area:	12	Status:	A	List Price:	\$2,200,000
County:	Sarasota	Map L/#:	C/8	Low List Price:	
Bedrooms:	3 / 3	Unit #:	A-702	ADOM:	59
Full Bath:	3	Pool Y/N:	YP	SqFt Liv Area:	2580 / Tax
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	2,930
#CovPark/Desc:	1 / AttGar	Furnished:	Furnished	LP/SqFt:	\$852
#UnCovPark:	1	MinLse/Yr:	3 Months / 1	YB/Cond:	1990
Pets/#/Size:	Y / 1 / Small	Unit Level:	7TH	Eff:	N
Virtual Tour:	<a href="http://www.srgvm2.com/535sanctuarya702">http://www.srgvm2.com/535sanctuarya702</a>				

STUNNING GULF FRONT RESIDENCE BEHIND THE GATES OF THE LONGBOAT KEY CLUB. BEAUTIFULLY FURNISHED AND UPDATED RESIDENCE W/ SWEEPING VIEWS OF BOTH WELCOMING SUNRISES TO THE EAST AND ROMANTIC SUNSETS TO THE WEST FROM TWO HUGE TERRACES. SLEEP TO THE SOUNDS OF THE ROLLING SURF AND ENJOY THE TWINKLING NIGHTTIME LIGHTS OF THE CITY. THIS RESIDENCE LIVES LIKE A HOME & IS IN THE MOST SOUGHT AFTER BUILDING AT THE SANCTUARY OWING TO ITS PROXIMITY TO ALL THE GREAT SANCTUARY AMENITIES.

**Land and Site Information**

Condo Name:	Sanctuary	Community:		Neighborhood:	
Property ID:	0011-08-3049	Condo Code:	Sanctuary	Sec/Twn/Rng:	21 / 36 / 17
Legal:	UNIT A-702, SANCTUARY 4 AT LONGBOAT KEY CLUB			Zone:	RMF
Lot SqFt:	0	Security Features:	Complex Secured, Enterphone Entry, Garage Secured, Guard At Gate, Lobby Secured, Night Security		
Water Desc:	Gulf Front, Salt Water			OR Book/Page:	28/48
Unit View:				Builder:	
Water Access:				Model:	
				View Exposure:	

**Interior Information**

Approximate Dimensions -

Living Rm:	31x21	Kitchen:	17x12	Main Bed:	18x15	Balcony:		Screen Porch:	
Great Rm:		Breakfast:		2 Bed:	19x12	Bonus Rm:		Laundry/Util:	
Dining Rm:		Den:		3 Bed:	16x12	Media Rm:		# Ceiling Fans:	
Family Rm:		Office:		4 Bed:		Fla Rm:		FP/FP Desc:	

Bedroom Desc: 1 Bedroom Main Level, Main Bedroom Main Level  
 Main Bath Desc: Bidet, Dual Sinks, Separate Tub & Shower  
 Floor Desc: Marble/Stone  
 Equipment: Dishwasher, Dryer, Electric Range, Intercom, Laundry Tub, Microwave Oven, Refrigerator, Smoke Detectors, Washer, Wired for Computer  
 Energy: Central Heat/Cool  
 Living Area: Main Level

Interior Features: Bath Updated, Kitchen Updated, Breakfast Area Separate, Crown Molding, Eat-In Kitchen, Elevator, Foyer Entry, Natural Stone Counters, Open Plan, Pantry, Wood Cabinets, Tray Ceiling, Utility In Living Area, Walk-In Closet(S), Window Coverings

**Exterior Information**

Architectural Style:	Mid-Rise	Construction:	Concrete Block/Stucco	Roof Responsibility:	Condo
Other Parking:	Drive Space, Other	Window Desc:	Sliding		
Exterior Features:	French Doors, Open Patio, Sliding Glass Door, Storm/Security Shutter, Trash Chute, Unscreened Porch/Lanai, Vehicle Wash Area				

**Community Information**

Amenities: ClubHouse, Elevator, Fitness, Pool, Other, Pool Heated, Spa/Hot Tub, Tennis-Clay/Har-Tru  
 Restrictions: No Exterior Alterations, No Trucks/Rvs, Tenant-No Pets  
 Approval: Application Fee, Buyer Approval Required  
 Miscell: Cable Tv, Common Grounds, Landscape/Lawn, Manager, Pest Control Outside, Private Road, Recreational Facilities, Security  
 Schools Elem/Middle/High: \* Southside / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax:	\$20,764	Tax Year:	2007	Tax Desc:	City-County	Annual CDD:	
Condo Fee:	\$1,017	Condo Fee Pay Schedule:	Monthly	Buyer App Fee:	100	Other Annual Fee:	
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:	Seller Property Disclosure Available						
Management:	Condo Association, On Site			Mgmt Co:	Condo Association	Mgmt Co Phone:	383-6021

**Realtor Information**

List Agent:	Anne Mitchell	Lister ID:	FAMILY	Lister Phone:	941-725-0227	Lister Cell:	941-725-0227
Lister Email:	<a href="mailto:annemitchell@michaelsaunders.com">annemitchell@michaelsaunders.com</a>	Lister Fax:	941-388-3041				
CoList Name:		CoList ID:		CoList Phone:		CoList Cell:	
Office Name:	Michael Saunders & Company	Office Address:	61 S Blvd Of Presidents Azure & St	Office Phone:	941-388-4447		
Office ID:	SNDR04	Rep:	Single Agent	Office City/St/Zip:	Sarasota, FL 34236-1423	Office Fax:	941-388-3041
List Type:	ER	Terms:	Cash Only, Conventior	Possession:	Negotiable	Call Center:	941-308-7777
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	NonRep:	N
Listing Date:	02/07/2008	Original LP:	\$2,350,000	Previous LP:	\$2,350,000	MLS Only:	N
Pending Date:		Contract Date:		Expiration Dt:	W/D Date/Cond:	Price Change Date:	
Sold Date:		Sold Price:		DOM:		CDOM:	
SP/SqFt:		LP/SP Ratio:		LP % Change:	-6.39%	SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center					PDOM:	
Buyer Comp:	3.0	Trans Comp:	3.0	Non Rep Comp:	3.0	Owner Name:	OF RECORD
Selling Agent:		Seller Credit:		Sold Finance:		Owner Phone:	
Selling Office:		Bonus:					
Sold Remarks:							

Directions: Gulf of Mexico to gate at Longboat Club Road to Sanctuary guard gate. (Desirable southern most building in complex.)

**Agent Private Remarks:**

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).

**MLS#: 374933 584 GUNWALE Ln Longboat Key, FL 34228**



Area: 14 Status: A List Price: \$2,850,000  
 County: Sarasota Map Letter/#: D/7 Low List Price:  
 Beds: 4 / 4 Unit #: ADOM: 66  
 Full Bath: 4 Total SqFt: 4,165 SqFt Living Area: 3,491 / Tax  
 Half Bath: 1 Pool: YP LP/SqFt: \$816  
 #Cov Park/Desc: / None Waterfront Y/N: Y YB/Cond: 1964 / UPD

Virtual Tour: <http://www.srqvm2.com/584gunwale/>

SAVOR THE EXPANSIVE VIEWS TO THE NORTH TO Ca d'Zan AND TO SOUTH TO SARASOTA'S SKYLINE FROM THIS BAYFRONT RESIDENCE IN COUNTRY CLUB SHORES. UNDERSTATED ELEGANCE AND COMFORTABLE ISLAND LIVING DEFINE THIS 4 BEDROOM RESIDENCE. DESIGN FEATURES INCLUDE GRANITE AND MARBLE IN THE KITCHEN AND BATHS, HONED MARBLE FLOORING AND STONE IN THE MAIN LIVING AREAS AND REMODELED POOL AND STONE PATIO. FOR BOATERS: A 30,000 LB LIFT, EXTENDED DOCK WITH ALL THE AMENITIES NECESSARY FOR THE SERIOUS FISHERMAN. ALL THIS AND DEEDED BEACH ACCESS NEXT TO THE LONGBOAT KEY CLUB.

**Land and Site Information**

Subdivision: Country Club Shores Community: Neighborhood:  
 Property ID: 0010-07-0036 Subdivision Code: OR Sec/Twn/Rng: 21 / 36 / 17 Zoning: R4SF  
 Legal: LOT 1 BLK C COUNTRY CLUB SHORES UNIT 3 SEC 1 OR Book/Page: 17/9 Rear Exp: SE  
 Lot SqFt: 16,497 Acre: Half< Lot Dim: Lot Desc: Cul De Sac  
 Water Desc: Bay, Canal, Seawall/Bulkhead Water Supply: Central Water, Sprinklers Sewer: CentSwr  
 Water View: Full Bay View Builder: Model:  
 Water Access: Boat Hoist / Davit, Private Dock

**Interior Information**

Approximate Dimensions  
 Living Rm: 0x0 Kitchen: Main Bed: 0x0 5 Bed: Screen Porch:  
 Great Rm: Breakfast: 2 Bed: 0x0 Bonus Rm: Laundry/Util:  
 Dining Rm: Den: 3 Bed: 0x0 Media Rm: # Ceiling Fans:  
 Family Rm: Office: 4 Bed: 0x0 Fla Rm: FP/FP Desc: Y / Wood  
 Bed Desc: Main Bedroom Main Level, Split Plan Main Bath Desc: Dual Sinks, Separate Tub/Shower Floor Desc: Carpet, Marble/Stone  
 Cooling: Central Electric Heating: Central Electric Energy:  
 Other Area: Den, Family Room Living Area: Main Level  
 Equipment: Dishwasher, Disposal, Dryer, Electric Cooktop, Laundry Tub, Microwave Oven, Refrigerator, Security System Owned, Separate Oven(s), Washer, Wine Refrigeration  
 Interior Features: Bath Updated, Breakfast Bar, Comb Kitchen/Family Room, Comb Living/Dining Room, Kitchen Updated, Natural Stone Counters, Open Plan, Utility In Living Area, Walk-In Closets, Window Coverings

**Exterior Information**

Architectural Style: Ranch Construction: Concrete Block/Stucco Roof: Barrel Tile  
 Other Parking: Circle Drive Space Window Desc: Sliding  
 Pool Dimensions: 0x0 Pool Desc: Heated, In Ground  
 Exterior Features:

**Community Information**

Community Features:  
 HOA Maint Fee Includes: Other  
 HOA Fee Required: Y HOA Fee: \$25 HOA Pay Sched: 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: \$38,325 Tax Year: 2007 Tax Desc: County  
 Annual CDD: Other Annual: Special Assessment: Furnished: Unfurnished  
 Spec Info: Flood Insurance Required, Survey Available, Lead Paint Disclosure Required, Seller Property Disclosure Available

**Realtor Information**

List Agent: Kathleen Callender Lister ID: 030850 Lister Phone: 941-308-7777 Lister Cell: 941-321-3115  
 Lister Email: [kathleencallender@michaelsaunders.com](mailto:kathleencallender@michaelsaunders.com) Lister Fax: 941-387-1482  
 CoList Name: David Callender CoList ID: DC2166 CoList Phone: 941-308-7777 CoList Cell: 941-374-3030  
 Office Name: Michael Saunders & Company Office Address: 61 S Blvd Of Presidents Azure & St Office Phone: 941-388-4447  
 Office ID: SNDR04 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34236-1423 Office Fax: 941-388-3041  
 List Type: ER Terms: Possession: Immed Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N Range Price: N  
 Listing Date: 01/31/2008 Original LP: \$2,850,000 Previous LP: MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP %Change: SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center, Lister Accompany  
 Buyer Comp: 3.0 Trans Comp: 3.0 Non Rep Comp: 3.0 Owner Name: OF RECORD  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:

Directions: Gulf of Mexico Drive to Gunwale Lane. Turn east on to Gunwale and go to the end of the street. House is on right on bay.  
 Agent Private Remarks: Seller will not warrant the following items which are offered in "as is" condition: windows/sliding doors, A/C system, hot water heater, outside shed and seawall.

**MLS#: 348768 4245 BREEZEWAY BLVD # UNIT 2523 Sarasota, FL 34238**



Area:	63	Status:	A	List Price:	\$204,000
County:	Sarasota	Map L/#:	K/15	Low List Price:	
Bedrooms:	2 / 2	Unit #:	UNIT 2523	ADOM:	352
Full Bath:	2	Pool Y/N:	YC	SqFt Liv Area:	1138 / Tax
Half Bath:		Waterfront Y/N:	N	Total SqFt:	1,206
#CovPark/Desc:	1 / DetCpt	Furnished:	Unfurnished	LP/SqFt:	\$179
#UnCovPark:		MinLse/Yr:	3 Months / 4	YB/Cond:	1996
Pets/#/Size:	Y / 2 / Medium	Unit Level:	2ND	Eff:	N
				End Unit:	N

This beautiful, bright and spotless two bedroom, two bath is in the gated Palmer Ranch community Pinestone. In a quiet location, it has high ceilings, washer/dryer, comfortable balcony, and generous storage. Pinestone has exceptional amenities: Olympic-sized heated pool, spa, tennis courts, 32 seat movie theater, fitness, and clubhouse. Siesta Beach, major shopping areas and entertainment are minutes away.

**Land and Site Information**

Condo Name:	Pinestone	Community:		Neighborhood:	
Property ID:	0124-09-3510	Condo Code:	Pinestone	Sec/Twn/Rng:	27 / 37 / 18
Legal:	UNIT 2523 BLDG 25 PINESTONE AT PALMER RANCH NO 25			Zone:	RMF
Lot SqFt:	0	Security Features:	Card Entry, Enterphone Entry, Guard At Gate, Roving, Tv Entry System, Night Security		
Water Desc:				View Exposure:	W
Unit View:	GreenBelt			Builder:	
Water Access:				Model:	

**Interior Information**

Approximate Dimensions -					
Living Rm:	17x14	Kitchen:	9x9	Main Bed:	13x13
Great Rm:		Breakfast:		2 Bed:	11x10
Dining Rm:		Den:		3 Bed:	
Family Rm:		Office:		4 Bed:	
Bedroom Desc:	Main Bedroom Main Level			Main Bath Desc:	Shower Only
Equipment:	Disposal, Dishwasher, Dryer, Microwave Oven, Electric Range, Refrigerator, Smoke Detectors, Washer			Floor Desc:	Carpet, Ceramic
				Energy:	Central Heat/Cool
				Living Area:	Upstairs

Interior Features: Breakfast Bar, Open Plan, Walk-In Closet(S), Window Coverings

**Exterior Information**

Architectural Style:	Garden Up	Construction:	Concrete Block/Stucco	Roof Responsibility:	Condo
Other Parking:	Guest Parking	Window Desc:	Single Hung, Sliding		
Exterior Features:	Screened Porch/Lanai				

**Community Information**

Amenities: BBQ/Picnic, ClubHouse, Media Room, Meeting Room, Billiard, Other, Fitness, Kitchen, Pool, Pool Heated  
 Restrictions: No Exterior Alterations, No Trucks/Rvs, Restriction-# Vehicles, Tenant-I Approval: Buyer Approval Required, Application Fee Miscell:  
 Condo Fee Includes: Cable Tv, Common Grounds, Landscape/Lawn, Manager, Pest Control Inside, Pest Control Outside, Public Insurance, Recreational Facilities, R  
 Schools Elem/Middle/High: \* Gulf Gate / other / Riverview \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax:	\$2,997	Tax Year:	2006	Tax Desc:	County	Annual CDD:	
Condo Fee:	\$332	Condo Fee Pay Schedule:	Monthly	Buyer App Fee:	100	Other Annual Fee:	
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:	Seller Property Disclosure Available, Condominium Disclosure Available, Condominium Documents Available						
Management:	Condo Association, On Site			Mgmt Co:		Mgmt Co Phone:	941-925-1813

**Realtor Information**

List Agent:	Terry Goodman	Lister ID:	269468	Lister Phone:	941-374-6442	Lister Cell:	941-374-6442
Lister Email:	<a href="mailto:tlgoodman1@comcast.net">tlgoodman1@comcast.net</a>			Lister Fax:	941-388-3041		
CoList Name:		CoList ID:		CoList Phone:		CoList Cell:	
Office Name:	Michael Saunders & Company	Office Address:	330 John Ringling Blvd St. Armands		Office Phone:	941-388-4447	
Office ID:	SNDR38	Rep:	Single Agent	Office City/St/Zip:	Sarasota, FL 34236	Office Fax:	941-388-3333
List Type:	ER	Terms:		Possession:	Subject to Lease, 30-60 Days	Call Center:	941-308-7777
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	NonRep:	N
Listing Date:	04/20/2007	Original LP:	\$234,000	Previous LP:	\$234,000	MLS Only:	N
Pending Date:		Contract Date:		Expiration Dt:	W/D Date/Cond:	Price Change Date:	
Sold Date:		Sold Price:		DOM:		CDOM:	
SP/SqFt:		LP/SP Ratio:		LP %Change:	-12.83%	SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center					PDOM:	
Buyer Comp:	3.0	Trans Comp:	3.0	Non Rep Comp:	3.0	Owner Name:	On File
Selling Agent:				Seller Credit:		Owner Phone:	
Selling Office:				Sold Finance:			
Sold Remarks:				Bonus:			
Directions:	McIntosh Road south of Sarasota Square Blvd. Immediate left after gate to corner. Building on right.						

Agent Private Remarks: Currently leased, but may be terminated at owner's 60 day notice.

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).

**MLS#: 369531 1808 FLOWER DR Sarasota, FL 34239**



Area: 41	Status: A	List Price: \$3,895,000
County: Sarasota	Map Letter/#: G/9	Low List Price:
Beds: 5 / 6	Unit #:	ADOM: 128
Full Bath: 4	Total SqFt:	SqFt Living Area: 4,545 / Bld/Arct
Half Bath: 1	Pool: YP	LP/SqFt: \$856
#Cov Park/Desc: 3 / AttGar	Waterfront Y/N: Y	YB/Cond: 2007

Harbor Acres Waterfront. The Bahama Flower is the most recent addition to this coveted location. Thoughtfully planned and constructed, this home has blossomed into one of the areas most anticipated residences. Abundant natural light and consummate finishes create a dramatic tone unlike any other. An entertainer's delight, the features throughout this home exude finesse and style. 5 bedrooms, media room, and inviting pool and terrace.

**Land and Site Information**

Subdivision: Harbor Acres	Community:	Neighborhood:
Property ID: 2037-14-0022	Subdivision Code: 392	Sec/Twn/Rng: 30 / 36 / 18
Legal: LOT 123 HARBOR ACRES SEC 2		OR Book/Page: 04/63
Lot SqFt: 24,389	Acre: Half<	Lot Dim:
Water Desc: Salt Water		Water Supply: Sprinklers, Central Water, Well
Water View: Canal View, Partial Bay View, Water		Builder: Sam Dickson
Water Access: Boat Access, No Bridges to Bay, Private Beach, Shallow		

**Interior Information**

**Approximate Dimensions**

Living Rm: 0x0	Kitchen: 24x15	Main Bed: 18x18	5 Bed: 14x9	Screen Porch:
Great Rm: 26x25	Breakfast: 9x6	2 Bed: 14x11	Bonus Rm:	Laundry/Util: 9x8
Dining Rm: 17x13	Den:	3 Bed: 13x13	Media Rm: 15x12	# Ceiling Fans:
Family Rm:	Office:	4 Bed: 14x12	Fia Rm:	FP/FP Desc: Y / Gas

Bed Desc: Main Bedroom Main Level, Split Plan  
 Cooling: Central Electric, Zoned  
 Heating: Central Electric, Zoned  
 Other Area: Den, Guest House Separate, Media Room, Unscreened Porch/Lanai  
 Equipment: Auto Garage Door Opener, Central Vacuum, Dishwasher, Dryer, Laundry Tub, Microwave Oven, Other, Refrigerator, Security System Owned, Smoke Detectors, Washer, Wine Refrigeration, Wired for Sound System, Wired Speakers, Gas Range, Disposal  
 Interior Features: Breakfast Area Separate, Breakfast Bar, Eat-In Kitchen, Foyer Entry, Great Room, Natural Stone Counters, Open Plan, Pantry, Wood Cabinets, Separate Dining Rm, Skylight, Utility In Living Area, Walk-In Closets, Wet Bar, Cathedral/Vaulted Ceilings, Comb Kitchen/Family Room

**Exterior Information**

Architectural Style: Custom	Construction: Concrete Block/Stucco	Roof: Metal
Other Parking: Circle Drive Space Side Rear Garage Entry	Window Desc: Single Hung, Sliding	
Pool Dimensions:	Pool Desc: Bath, In Ground	
Exterior Features: Open Patio, Private Setting, Sliding Glass Doors, Wood Decking		

**Community Information**

Community Features:  
 HOA Maint Fee Includes:  
 HOA Fee Required: HOA Fee: HOA Pay Sched: Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* SOUTHSIDE / BROOKSIDE / SARASOTA \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$17,084	Tax Year: 2006	Tax Desc: City-County
Annual CDD:	Other Annual:	Special Assessment:
Spec Info: Flood Insurance Required, Survey Available		Furnished: Unfurnished

**Realtor Information**

List Agent: Ann Martin	List ID: 25278347	List Phone: 941-388-4447	List Cell: 941-356-7717
List Email: <a href="mailto:annmartinreal@aol.com">annmartinreal@aol.com</a>		List Fax: 941-388-3041	
CoList Name: Joanna Benante	CoList ID: JEB4005	CoList Phone: 941-388-4447	CoList Cell: 941-356-7718
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms: Conven	Possession: Immed	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price: N
Listing Date: 11/30/2007	Original LP: \$3,895,000	Previous LP:	Price Change Date:
Pending Date:	Contract Date:	Expiration Dt:	W/D Date/Cond:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP % Change:	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: ON FILE
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		
Sold Remarks:			
Directions: ORANGE TO WEST ON HILLVIEW TO RIGHT ON FLOWER			
Agent Private Remarks:			

**MLS#: 378908 621 N OWL DR SARASOTA, FL 34236**



Area: 71 Status: A List Price: \$3,650,000  
 County: Sarasota Map Letter/#: F/10 Low List Price:  
 Beds: 3 / 4 Unit #: ADOM: 20  
 Full Bath: 2 Total SqFt: 7,476 SqFt Living Area: 3,491 / Tax  
 Half Bath: 1 Pool: YP LP/SqFt: \$1,045  
 #Cov Park/Desc: 10 / AttGar Waterfront Y/N: Y YB/Cond: 2002

Virtual Tour: <http://www.srqvm2.com/621nowl/slide.html>

2002 HOME AT THE CONFLUENCE OF 3 WIDE CANALS, TWO-IN FROM THE BAY, FOR THE ULTIMATE BOAT &/OR CAR ENTHUSIAST. ALL THE AMENITIES: AN UNDUPLICATABLE 550SF BOAT DOCK AMENITY OF MAINTENANCE FREE MATERIAL W/ WATER & POWER, LIFTS FOR 2 WAVE RUNNERS, BOTH A 10,000LB & 17,000LB BOAT LIFT, 1500 LB DAVIT; TILED, AC GARAGING FOR 10 CARS OR LARGE BOATS W/11' CEILINGS, GARAGE CABINETS THROUGHOUT & EXERCISE RM; A GLASS ELEVATOR TO THE LIVING LEVEL; AN OUTDOOR SHOWER & POOL ELEVATED TO THE LIVING LEVEL; GEORGEOUS AZURE WATER & BAY VIEWS; A WONDERFUL MASTER SUITE W/ SPRWALING BATH, AQUARIUM WINDOWS &

**Land and Site Information**

Subdivision: Bird Key Community: Neighborhood:  
 Property ID: 2018-03-0011 Subdivision Code: 25 / 36 / 17 Zoning: RSF1  
 Legal: LOT 10 BLK 22 BIRD KEY SUB OR Book/Page: 11/20 Rear Exp:  
 Lot SqFt: 19,768 Acre: Half< Lot Dim: Lot Desc:  
 Water Desc: Canal, Seawall/Bulkhead Water Supply: Central Water, Sprinklers Sewer: CentSwr  
 Water View: Canal View, Full Bay View Builder: Model:  
 Water Access: Boat Access, Boat Hoist / Davit, No Bridges to Bay, Private Dock, Sailboat Water

**Interior Information**

Approximate Dimensions  
 Living Rm: 0x0 Kitchen: Main Bed: 0x0 5 Bed: Screen Porch:  
 Great Rm: Breakfast: 2 Bed: Bonus Rm: Laundry/Util:  
 Dining Rm: Den: 3 Bed: Media Rm: # Ceiling Fans:  
 Family Rm: Office: 4 Bed: Fla Rm: FP/FP Desc:  
 Bed Desc: Main Bedroom Main Level, Split Plan Main Bath Desc: Bidet, Dual Sinks, Separate Tub/Shower, Spa/Hydro Floor Desc: Carpet, Ceramic, Oth  
 Cooling: Central Electric, Zoned Heating: Central Electric, Zoned Energy: Humidistat, Thermal Wind  
 Other Area: Den, Family Room, Office/Library, Screened Porch/Lanai Living Area: Main Level  
 Equipment: Auto Garage Door Opener, Central Vacuum, Disposal, Dishwasher, Dryer, Electric Range, Intercom, Laundry Tub, Microwave Oven, Wired Speakers, Refrigerator, Security System Owned, Smoke Detectors, Washer, Wired for Sound System, Wired for Computer  
 Interior Features: Breakfast Area Separate, Comb Kitchen/Family Room, Comb Living/Dining Room, Eat-In Kitchen, Elevator, Foyer Entry, Pantry, Solid Surface Counter, Tray Ceiling, Utility In Living Area, Wood Cabinets, Walk-In Closets, Window Coverings

**Exterior Information**

Architectural Style: Custom, Elevated, Spanish/M Construction: Concrete Block/Stucco, Concrete Block Roof: Barrel Tile  
 Other Parking: Circle Drive Space Other Window Desc: Double Hung, Impact Resistant, Sliding, Other  
 Pool Dimensions: Pool Desc: Auto Cleaner, Bath, Built In Cleaner, Caged, Concrete, Equipment Included, Heated  
 Exterior Features: French Doors, Outdoor Shower, Sliding Glass Doors, Some Trees

**Community Information**

Community Features: Buyer Approval Required, Cable Tv, Gate Guarded, Mandatory Homeowners Assoc  
 HOA Maint Fee Includes:  
 HOA Fee Required: HOA Fee: HOA Pay Sched: Mgmt Co: Assoc. Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* Southside / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$21,137 Tax Year: 2007 Tax Desc: City-County, Homestead Exemption  
 Annual CDD: Other Annual: \$350 Special Assessment: Furnished: Unfurnished  
 Spec Info: Flood Insurance Required, Seller Property Disclosure Available, Subdivision Restrictions Available

**Realtor Information**

List Agent: Anne Mitchell Lister ID: family Lister Phone: 941-725-0227 Lister Cell: 941-725-0227  
 Lister Email: [annemitchell@michaelsaunders.com](mailto:annemitchell@michaelsaunders.com) Lister Fax: 941-388-3041  
 CoList Name: CoList ID: CoList Phone: CoList Cell:  
 Office Name: Michael Saunders & Company Office Address: 61 S Blvd Of Presidents Azure & St Office Phone: 941-388-4447  
 Office ID: SNDR04 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34236-1423 Office Fax: 941-388-3041  
 List Type: ER Terms: CashOnly, Conventional I Possession: Negot Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N NonRep: N Range Price: N  
 Listing Date: 03/17/2008 Original LP: \$3,650,000 Previous LP: MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP % Change: SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center, Lister Accompany, Sched W/List Agt  
 Buyer Comp: 3 Trans Comp: 3 Non Rep Comp: 3 Owner Name: On File  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:  
 Directions: Bird Key  
 Agent Private Remarks:

**MLS#: 361573 500 S Washington Dr # 16B Sarasota, FL 34236**



Area: 72	Status: A	List Price: \$299,999
County: Sarasota	Map L/#: E/9	Low List Price:
Bedrooms: 1 / 1	Unit #: 16B	ADOM: 215
Full Bath: 1	Pool Y/N: YC	SqFt Liv Area: 770 / Tax
Half Bath:	Waterfront Y/N: N	Total SqFt: 838
#CovPark/Desc: 1 / DetCpt	Furnished: Unfurnished	LP/SqFt: \$389
#UnCovPark:	MinLse/Yr: 1 Month / 12	YB/Cond: 1963 / UPD
Pets/#/Size: Y / 1 / Small	Unit Level: 2ND	Eff: N End Unit: N

KINGSTON ARMS . . . The best kept secret on the Keys. Walk to the beach, walk to St. Armands Circle, privacy, two minutes to downtown. Newly renovated condo, heated pool and spa. A great value. OWNER FINANCING . . .

**Land and Site Information**

Condo Name: Kingston Arms	Community:	Neighborhood:
Property ID: 2014-05-2039	Condo Code: Kingston Arms	Sec/Twn/Rng: Zone: RMF5
Legal: Unit 16B Kingston Arms	Security Features:	OR Book/Page:
Lot SqFt:		Builder:
Water Desc:		Model:
Unit View:		View Exposure: S
Water Access:		

**Interior Information**

Approximate Dimensions -

Living Rm: 23x15	Kitchen: 8x8	Main Bed: 14x13	Balcony:	Screen Porch:
Great Rm:	Breakfast:	2 Bed:	Bonus Rm:	Laundry/Util:
Dining Rm:	Den:	3 Bed:	Media Rm:	# Ceiling Fans: 2
Family Rm:	Office:	4 Bed:	Fla Rm:	FP/FP Desc: N
Bedroom Desc: 1 Bedroom Main Level	Main Bath Desc:			Floor Desc: Other
Equipment: Disposal, Dishwasher, Electric Range, Microwave Oven, Refrigerator, Smoke Detectors				Energy: Central Heat/Cool
				Living Area: Main Level

Interior Features: Combo Living/Dining Rm, Bath Updated, Formica Counters, Formica Cabinets

**Exterior Information**

Architectural Style: Garden Up	Construction: Concrete Block/Stucco	Roof Responsibility: Condo
Other Parking:	Window Desc: Jalousie	
Exterior Features: Screened Porch/Lanai		

**Community Information**

Amenities: BBQ/Picnic, Elevator, Pool, Pool Heated, Spa/Hot Tub

Restrictions: Tenant-No Pets

Condo Fee Includes: Cable Tv, Common Grounds, Fidelity Bond, Landscape/Lawn, Maintenance/Repairs, Pest Control Inside, Pest Control Outside, Public Insurance

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

Approval: Buyer Approval Required, Application Fee Miscell:

**Financial and Special Information**

Gross Prop Tax: \$3,680	Tax Year: 2006	Tax Desc: City-County	Annual CDD:
Condo Fee: \$953	Condo Fee Pay Schedule: Quarterly	Buyer App Fee: 50	Other Annual Fee:
Special Assessment:	Other Fees Y/N:	Land Lease/Mo:	Rec Lease/Mo:
Special Info: Flood Insurance Required, Lead Paint Disclosure Required, Seller Property Disclosure Available			
Management: Condo Association		Mgmt Co: Argus Managemen	Mgmt Co Phone: 941-927-6464

**Realtor Information**

List Agent: Lawrence Zeigler	Lister ID: lc27807	Lister Phone: 941-228-2612	Lister Cell: 941-228-2612
Lister Email: <a href="mailto:samyz@aol.com">samyz@aol.com</a>		Lister Fax: 941-388-3333	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 330 John Ringling Blvd St. Armands	Office Phone: 941-388-4447	
Office ID: SNDR38	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236	Office Fax: 941-388-3333
List Type: ER	Terms:	Possession: Immediately	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	NonRep: N
Listing Date: 09/04/2007	Original LP: \$330,000	Previous LP: \$330,000	MLS Only: N
Pending Date:	Contract Date:	Expiration Dt:	W/D Date/Cond:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP %Change: -9.10%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name:
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		
Sold Remarks:			
Directions: From Rt. 41, take Gulfstream to St. Armands Circle through the Circle toward Lido Beach. Left at Tommy Bahama's, on left.			

Agent Private Remarks: OWNER FINANCING available to a qualified buyer

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).

**MLS#: 340130 2124 SPARROW CT SARASOTA, FL 34239**



Area: 41	Status: WC	List Price: \$4,995,000
County: Sarasota	Map Letter/#: G/10	Low List Price:
Beds: 6	Unit #:	ADOM:
Full Bath: 5	Total SqFt: 9,690	SqFt Living Area: 5,171 / Owner
Half Bath:	Pool: YP	LP/SqFt: \$965
#Cov Park/Desc: 4 / AttGar	Waterfront Y/N: Y	YB/Cond: 2001

WONDERFUL TUSCAN VILLA WITH QUALITY DETAILING. BUILT BY ANCHOR, SUPERB MILLWORK, HARDWOOD FLOORS AND PLANTATION SHUTTERS. MOST ROOMS OPEN TO SUPERB BAY VIEWS. WIDE VERANDAS INVITE OUTDOOR LIVING. LAP POOL, JACUZZI, PRIVATE DOCK W/POWER HOIST AND JET SKI LIFTS. 2 TWO-CAR GARAGES.

**Land and Site Information**

Subdivision: Paradise Shores	Community:	Neighborhood:
Property ID: 2038-03-0007	Subdivision Code: 0930	Sec/Twn/Rng: 31 / 36 / 18
Legal: LOT 16 & RIPARIAN RIGHTS PARADIS E SHORES	OR Book/Page: 05/80	Zoning: RSF1
Lot SqFt: 14,000	Acre: Half<	Lot Dim: 100x145
Water Desc: Bay, Seawall/Bulkhead	Water Supply: Central Water, Sprinklers	Sewer: CentSwr
Water View: Full Bay View	Builder: ANCHOR	Model: TUSCAN VILLA
Water Access: Private Dock, Sailboat Water, No Bridges to Bay		

**Interior Information**

**Approximate Dimensions**

Living Rm: 0x0	Kitchen:	Main Bed: 0x0	5 Bed:	Screen Porch:
Great Rm:	Breakfast:	2 Bed:	Bonus Rm:	Laundry/Util:
Dining Rm:	Den:	3 Bed:	Media Rm:	# Ceiling Fans:
Family Rm:	Office:	4 Bed:	Fla Rm:	FP/FP Desc: Y / Gas
Bed Desc: Main Bedroom Upstairs	Main Bath Desc: Bidet, Dual Sinks, Spa/Hydro Massage Tub			Floor Desc: Carpet, Wood
Cooling: Central Electric, Zoned	Heating: Central Electric, Zoned			Energy:
Other Area:				Living Area: Upstairs

Equipment: Auto Garage Door Opener, Central Vacuum, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Electric Range, Laundry Tub, Refrigerator, Smoke Detectors, Washer

Interior Features: Crown Molding, Elevator, Foyer Entry, Great Room, Solid Surface Counter, Utility In Living Area, Walk-In Closets, Wood Cabinets

**Exterior Information**

Architectural Style: 2 Plus Stories, Villa	Construction: Concrete Block/Stucco, Stucco Over Frame	Roof: Barrel Tile
Other Parking: Circle	Window Desc: Other, Sliding	
Pool Dimensions:	Pool Desc: Heated, In Ground, Spa/Hot Tub	
Exterior Features:		

**Community Information**

Community Features:

HOA Maint Fee Includes:

HOA Fee Required: N	HOA Fee:	HOA Pay Sched:	Mgmt Co: NONE	Mgmt Co Phone: 000-000-0000
Schools Elementary/Middle/High: * SOUTHSIDE / BROOKSIDE / SARASOTA	* Disclaimer - Verify with School Board for Current Boundaries			

**Financial and Special Information**

Gross Tax: \$52,541	Tax Year: 2007	Tax Desc: City-County	Furnished:
Annual CDD:	Other Annual:	Special Assessment:	
Spec Info: Flood Insurance Required, Seller Property Disclosure Available, Subject to Coastal Construction Control Line			

**Realtor Information**

List Agent: Linda Dickinson	Lister ID: 36746856	Lister Phone: 941-388-4447	Lister Cell: 941-350-3304
Lister Email: <a href="mailto:lindadickinson@michaelsaunders.com">lindadickinson@michaelsaunders.com</a>		Lister Fax:	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms:	Possession: Immed	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price:
Listing Date: 02/05/2007	Original LP: \$5,350,000	Previous LP: \$5,350,000	MLS Only: N
Pending Date:	Contract Date:	Expiration Dt:	Price Change Date:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP % Change: -6.64%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: ON FILE
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		
Sold Remarks:			
Directions: S. ON ORANGE AVE TO ORIOLE WEST ON MALLARD TO SPARROW			
Agent Private Remarks:			

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).

**MLS#: 371820 750 N TAMIAMI Trl # PH01 Sarasota, FL 34236**



Area:	32	Status:	A	List Price:	\$850,000
County:	Sarasota	Map L/#:	FL/8	Low List Price:	
Bedrooms:	3	Unit #:	PH01	ADOM:	95
Full Bath:	2	Pool Y/N:	YC	SqFt Liv Area:	1470 / Tax
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	2,070
#CovPark/Desc:	2 / AttGar	Furnished:	Unfurnished	LP/SqFt:	\$578
#UnCovPark:	0	MinLse/Yr:	2 Months / 3	YB/Cond:	2001
Pets/#/Size:	Y / 2 / Medium	Unit Level:	Penthouse	Eff:	N
				End Unit:	Y

Virtual Tour: <http://www.vr24.net/srg.php?mls=331476>

Penthouse at the Renaissance with sensational views in the Sarasota Cultural District. Three bedroom end unit penthouse with 600 square foot of wrap around balconies. Designer decorated with panoramic bay and city views. Custom marble flooring, custom Venetian plaster living room and dining area, Granite countertops, crown moldings and 10 1/2 foot Penthouse ceilings. Luxury downtown lifestyle with all the amenities including concierge service, resort style pool/spa, media and fitness rooms.

**Land and Site Information**

Condo Name:	Renaissance	Community:		Neighborhood:	
Property ID:	2026-05-1233	Condo Code:	Renaissance	Sec/Twn/Rng:	19 / 36 / 18
Legal:	UNIT PH-01 RENAISSANCE 1 ORI 200 4064507			Zone:	DTB
Lot SqFt:	0	Security Features:	Card Entry, Complex Secured, Elevator Secured, Enterphone Entry, Garage Secured, Lobby Secured, N		
Water Desc:	Bay			View Exposure:	W
Unit View:	Full Bay View, Water			Builder:	
Water Access:				Model:	

**Interior Information**

Approximate Dimensions -

Living Rm:	33x15	Kitchen:	9x12	Main Bed:	20x11	Balcony:		Screen Porch:	
Great Rm:		Breakfast:		2 Bed:	12x12	Bonus Rm:		Laundry/Util:	
Dining Rm:	15x12	Den:		3 Bed:	15x11	Media Rm:		# Ceiling Fans:	
Family Rm:		Office:		4 Bed:		Fla Rm:		FP/FP Desc:	N
Bedroom Desc:	Main Bedroom Main Level, Split Plan			Main Bath Desc:	Combined Tub/Shower, Dual Sinks		Floor Desc:	Carpet, Marble/Stone	
Equipment:	Disposal, Dishwasher, Dryer, Electric Range, Microwave Oven, Refrigerator, Security System Owned, Smoke Detectors, Washer						Energy:	Central Heat/Cool	
Interior Features:	Breakfast Bar, Combo Living/Dining Rm, Open Plan, Walk-In Closet(S), Utility In Living Area, Natural Stone Counters, Solid Surface Counter, Wood Cabinets								
							Living Area:	Main Level	

**Exterior Information**

Architectural Style:	High-Rise	Construction:	Concrete Block/Stucco	Roof Responsibility:	Condo
Other Parking:		Window Desc:	Sliding		
Exterior Features:	Open Patio, Sliding Glass Door, Trash Chute				

**Community Information**

Amenities: BBQ/Picnic, ClubHouse, Concierge, Elevator, Fitness, Kitchen, Pool, Pool Heated, Sauna, Spa/Hot Tub  
 Restrictions: No Exterior Alterations, Tenant-No Pets  
 Approval: Application Fee, Buyer Approval Required  
 Miscell: Application Fee, Buyer Approval Required  
 Condo Fee Includes: Cable Tv, Common Grounds, Landscape/Lawn, Pest Control Inside, Pest Control Outside, Public Insurance, Recreational Facilities, Reserves, O  
 Schools Elem/Middle/High: \* Alta Vista / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax:	\$11,471	Tax Year:	2007	Tax Desc:	City-County	Annual CDD:		
Condo Fee:	\$717	Condo Fee Pay Schedule:	Monthly	Buyer App Fee:	100	Other Annual Fee:		
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:		
Special Info:	Flood Insurance Required, Seller Property Disclosure Available							
Management:	Condo Association, Resident Manager				Mgmt Co:	Renaissance	Mgmt Co Phone:	941-957-3957

**Realtor Information**

List Agent:	John August	Lister ID:	jaugust	Lister Phone:	941-373-0038	Lister Cell:	
Lister Email:	<a href="mailto:JOHN@4BIRDKEY.COM">JOHN@4BIRDKEY.COM</a>			Lister Fax:	941-388-3041		
CoList Name:		CoList ID:		CoList Phone:		CoList Cell:	
Office Name:	Michael Saunders & Company	Office Address:	61 S Blvd Of Presidents Azure & St	Office Phone:	941-388-4447		
Office ID:	SNDR04	Rep:	Single Agent	Office City/St/Zip:	Sarasota, FL 34236-1423	Office Fax:	941-388-3041
List Type:	ER	Terms:	Conventional Mtg	Possession:	Immediately	Call Center:	941-308-7777
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	NonRep:	N
Listing Date:	01/02/2008	Original LP:	\$850,000	Previous LP:		MLS Only:	N
Pending Date:		Contract Date:		Expiration Dt:	W/D Date/Cond:	Price Change Date:	
Sold Date:		Sold Price:		DOM:		CDOM:	
SP/SqFt:		LP/SP Ratio:		LP % Change:		SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center, Sched W/List Agt, 24 Hour Notice						
Buyer Comp:	3.0	Trans Comp:	3.0	Non Rep Comp:	3.0	Owner Name:	On Record
Selling Agent:				Seller Credit:		Owner Phone:	
Selling Office:				Sold Finance:			
Sold Remarks:				Bonus:			
Directions:	750 N. Tamiami Trail on East side of road enter Renaissance open parking area. Buzz manager for entry to building and instructions.						

Agent Private Remarks: Showings scheduled by lister after appointment established through call center (24 hour notice with renters approval)  
 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).



**MLS#: 372861 360 GULF OF MEXICO DR # APT 331 LONGBOAT KEY, FL 34228**



Area: 14 Status: A List Price: \$1,145,000  
 County: Sarasota Map L/#: D/8 Low List Price:  
 Bedrooms: 3 / 3 Unit #: APT 331 ADOM: 86  
 Full Bath: 3 Pool Y/N: YC SqFt Liv Area: 2513 / Tax  
 Half Bath: 1 Waterfront Y/N: Y Total SqFt: 3,165  
 #CovPark/Desc: 2 / AttGar Furnished: Unfurnished LP/SqFt: \$455  
 #UnCovPark: MinLse/Yr: 2 Months / 2 YB/Cond: 1992 / UPD  
 Pets/#/Size: Y / 2 / Small Unit Level: 3RD Eff: N End Unit: Y  
 Virtual Tour: <http://www.vr24.net/flash/372861>

Tangerine Bay is in a class by itself providing location, views and unparalleled amenities. This town home is one of LBK's best buys. Come and see the new tile floors and granite kitchen. Easy to show and easy to sell. Membership to the Bay Isles Beach club is available. Home warranty provided. This penthouse has a gas fireplace, loft, granite kitchen, skylight, hurricane shutters and an enclosed 2 car garage. Lavis amenities equal to a private spa. a one year home warranty is included.

**Land and Site Information**

Condo Name: Tangerine Bay Community: Neighborhood:  
 Property ID: 0012-05-1052 Condo Code: Tangerine Bay Sec/Twn/Rng: 22 / 36 / 17 Zone: Condo  
 Legal: UNIT 331 BLDG 3 TANGERINE BAY CL UB PHASE 1 OR Book/Page: 29/31  
 Lot SqFt: 0 Security Features: Complex Secured, Elevator Secured, Garage Secured, Guard At Gate  
 Water Desc: Bay  
 Unit View: Full Bay View, Pool/Club, Lake View View Exposure: E  
 Water Access: Day Dock, Private Dock Builder: Model:

**Interior Information**

Approximate Dimensions -  
 Living Rm: 17x13 Kitchen: 10x18 Main Bed: 15x16 Balcony: Screen Porch:  
 Great Rm: Breakfast: 10x11 2 Bed: 13x14 Bonus Rm: Laundry/Util:  
 Dining Rm: Den: 10x12 3 Bed: 12x13 Media Rm: # Ceiling Fans: 2  
 Family Rm: Office: 4 Bed: Fla Rm: FP/FP Desc: Y / Gas  
 Bedroom Desc: Main Bedroom Main Level, Split Plan Main Bath Desc: Dual Sinks, Separate Tub & Showr, S Floor Desc: Ceramic, Marble/Stone  
 Equipment: Auto Garage Door Opener, Convection Oven, Disposal, Dishwasher, Dryer, Electric Cooktop, Microwave Energy: Central Heat/Cool  
 Oven, Laundry Tub, Refrigerator, Security System Owned, Smoke Detectors, Washer Living Area: Main Level  
 Interior Features: Bath Updated, Breakfast Area Separate, Breakfast Bar, Cathedral/Vaulted Ceilings, Combo Living/Dining Rm, Eat-In Kitchen, Elevator, Foyer Entry, Kitchen Updated, Open Plan, Pantry, Utility In Living Area, Walk-In Closet(S), Window Coverings

**Exterior Information**

Architectural Style: Mid-Rise, TownHome Construction: Concrete Block/Stucco Roof Responsibility: Condo  
 Other Parking: Window Desc: Single Hung, Sliding  
 Exterior Features: Open Patio, Sliding Glass Door, Storm/Security Shutter, Trash Chute, Vehicle Wash Area

**Community Information**

Amenities: BBQ/Picnic, Child Play Area, ClubHouse, Elevator, Fitness, Kitchen, Pool Heated, Spa/Hot Tub, Tennis/Hard Surface  
 Restrictions: No Exterior Alterations, No Trucks/Rvs, Tenant-No Pets Approval: Application Fee, Buyer Approval Required Miscell:  
 Condo Fee Includes: Cable Tv, Common Grounds, Landscape/Lawn, Maintenance/Repairs, Manager, Pest Control Outside, Private Road, Public Insurance, Recreatic  
 Schools Elem/Middle/High: \* Southside / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax: \$6,755 Tax Year: 2007 Tax Desc: City-County, Homestead Exemption Annual CDD:  
 Condo Fee: \$4,000 Condo Fee Pay Schedule: Quarterly Buyer App Fee: 100 Other Annual Fee:  
 Special Assessment: Other Fees Y/N: N Land Lease/Mo: Rec Lease/Mo:  
 Special Info: Flood Insurance Required, Home Warranty Provided, Seller Property Disclosure Available  
 Management: Condo Association Mgmt Co: Beth Callans Mgmt Co Phone: 941-387-3443

**Realtor Information**

List Agent: Betty Poma Lister ID: 368306 Lister Phone: 941-388-4447 Lister Cell: 941-587-5233  
 Lister Email: [bcpoma1@comcast.net](mailto:bcpoma1@comcast.net) Lister Fax: 941-929-2250  
 CoList Name: CoList ID: CoList Phone: CoList Cell:  
 Office Name: Michael Saunders & Company Office Address: 61 S Blvd Of Presidents Azure & St /Office Phone: 941-388-4447  
 Office ID: SNDR04 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34236-1423 Office Fax: 941-388-3041  
 List Type: ER Terms: Cash Only, Conventior Possession: Immediately Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N NonRep: N Range Price: N  
 Listing Date: 01/11/2008 Original LP: \$1,195,000 Previous LP: \$1,195,000 MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP %Change: -4.19% SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center  
 Buyer Comp: 3.0 Trans Comp: 3.0 Non Rep Comp: 3.0 Owner Name: OF RECORD  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:  
 Directions: Gulf of Mexico Drive right into Tangerine Bay turn left- 1st building on right.

Agent Private Remarks: This is a great buy - Seller really needs to sell - Home Warranty provided

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).

**MLS#: 368829      2543 RIVERBLUFF PKWY # # V-178      Sarasota, FL      34231**



Area:	52	Status:	A	List Price:	\$199,900
County:	Sarasota	Map L/#:	C/3	Low List Price:	
Bedrooms:	2 / 2	Unit #:	# V-178	ADOM:	138
Full Bath:	2	Pool Y/N:	YC	SqFt Liv Area:	1450 / Tax
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	1,450
#CovPark/Desc:	1 / AttCpt	Furnished:	Unfurnished	LP/SqFt:	\$137
#UnCovPark:	1	MinLse/Yr:	3 Months / 2	YB/Cond:	1971 / UPD
Pets/#/Size:	Y / 2 / Small	Unit Level:	1st Ground	Eff:	N
				End Unit:	Y

Virtual Tour: <http://www.circlepix.com/home2/WJMBCN>

Updated to perfection and in move-in condition, freshly painted, windows and doors replaced, crown and door moldings, custom closets, wood cabinets with EZ roll out drawers, granite counter tops, newer appliances, new stainless sink, bathrooms updated, marble, tile and Pergo floors, french doors, separate dining area. Plumbing replaced, A/C replaced 4 years ago. Community Boat docks with access to Inter Coastal Waterway for only \$10.00 per month

**Land and Site Information**

Condo Name:	Strathmore Riverside	Community:	Strathmore Riverside	Neighborhood:	
Property ID:	0086-07-1052	Condo Code:	Strathmore Riverside	Sec/Twn/Rng:	8 / 37 / 18
Legal:	UNIT V-178 STRATHMORE RIVERSIDE VILLAS SEC 2			Zone:	RMF1
Lot SqFt:	0	Security Features:		OR Book/Page:	04/47
Water Desc:				View Exposure:	E
Unit View:				Builder:	
Water Access:	Boat Access, Community Boat Dock			Model:	

**Interior Information**

Approximate Dimensions -

Living Rm:	14x19	Kitchen:	10x10	Main Bed:	12x14	Balcony:		Screen Porch:	
Great Rm:		Breakfast:		2 Bed:	11x12	Bonus Rm:		Laundry/Util:	6x15
Dining Rm:	10x13	Den:		3 Bed:		Media Rm:		# Ceiling Fans:	4
Family Rm:		Office:		4 Bed:		Fla Rm:		FP/FP Desc:	N
Bedroom Desc:	Main Bedroom Main Level			Main Bath Desc:	Shower Only			Floor Desc:	Ceramic, Marble/Stone

Equipment: Disposal, Dishwasher, Washer, Wired for Computer, Dryer, Electric Cooktop, Electric Range, Laundry Tub, Microwave Oven, Refrigerator, Smoke Detectors

Energy: Central Heat/Cool

Living Area: Main Level

Interior Features: Bath Updated, Crown Molding, Pantry, Utility In Living Area, Walk-In Closet(S), Wood Cabinets, Solid Surface Counter, Window Coverings, Domed Kitchen, Foyer Entry, Kitchen Updated, Natural Stone Counters, Open Plan

**Exterior Information**

Architectural Style:	Villa	Construction:	Stucco Over Frame	Roof Responsibility:	Owner
Other Parking:	Drive Space	Window Desc:	Single Hung		
Exterior Features:	French Doors, Open Patio, Vehicle Wash Area				

**Community Information**

Amenities: BBQ/Picnic, Billiard, ClubHouse, Fitness, Kitchen, Pool, Pool Heated, Sauna, ShuffleBoard

Restrictions: No Trucks/Rvs, Restriction-# Vehicles, Tenant-No Pets

Approval: Application Fee, Buyer Approval Required

Miscell: Cable Tv, Common Grounds, Fidelity Bond, Landscape/Lawn, Manager, Private Road, Public Insurance, Recreational Facilities, Reserves

Schools Elem/Middle/High: \* OTHER / OTHER / OTHER \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax:	\$2,170	Tax Year:	2006	Tax Desc:	County, Homestead Exemption	Annual CDD:	
Condo Fee:	\$295	Condo Fee Pay Schedule:	Monthly	Buyer App Fee:	100	Other Annual Fee:	
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	

Special Info: Condominium Disclosure Available, Lead Paint Disclosure Required, Seller Property Disclosure Available

Management: Condo Association, On Site

Mgmt Co: Argus

Mgmt Co Phone: 941-364-6464

**Realtor Information**

List Agent:	Yolanda Jo James	Lister ID:	JYJ1033	Lister Phone:	941-388-4447	Lister Cell:	941-928-3175
Lister Email:	<a href="mailto:jojames@michaelsaunders.com">jojames@michaelsaunders.com</a>	CoList ID:		Lister Fax:	941-388-4031	CoList Cell:	
CoList Name:		CoList Phone:		Office Address:	61 S Blvd Of Presidents Azure & St		
Office Name:	Michael Saunders & Company	Office City/St/Zip:	Sarasota, FL 34236-1423	Office Phone:	941-388-4447		
Office ID:	SNDR04	Rep:	Single Agent	Office Fax:	941-388-3041		
List Type:	ER	Terms:		Possession:	Immediately		
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	NonRep:	N
Listing Date:	11/20/2007	Original LP:	\$215,000	Previous LP:	\$215,000	MLS Only:	N
Pending Date:		Contract Date:		Expiration Dt:	W/D Date/Cond:	Price Change Date:	
Sold Date:		Sold Price:		DOM:		CDOM:	
SP/SqFt:		LP/SP Ratio:		LP % Change:	-7.03%	SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center	Non Rep Comp:	3.0	Owner Name:	ON FILE		
Buyer Comp:	3.0	Trans Comp:	3.0	Seller Credit:	Owner Phone:		
Selling Agent:		Sold Finance:		Bonus:			

Directions: SOUTH TAMIAMI TRAIL, EAST ON PROCTOR, SOUTH ON SWIFT, WEST ON RIVERBLUFF PARKWAY, RIGHT ON SECTION E TO 2543 RIVERBLUFF PARKWAY

Agent Private Remarks: MUST HAVE APPOINTMENT, PET ON PREMISES

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).

**MLS#: 368773 815 WHOOPING CRANE CT Bradenton, FL 34212**



Area: 2071 Status: A List Price: \$675,000  
 County: Manatee Map Letter/#: S/10 Low List Price:  
 Beds: 3 / 4 Unit #: ADOM: 138  
 Full Bath: 3 Total SqFt: 3,791 SqFt Living Area: 2,595 / Tax  
 Half Bath: Pool: YP LP/SqFt: \$260  
 #Cov Park/Desc: 3 / AttGar Waterfront Y/N: Y YB/Cond: 2001

Virtual Tour: <http://www.vr24.net/srq.php?mls=368773>  
 Reduced over 80K for quick sale. Furnished upgraded home in gated community. Private boat dock and lift. Easy access to Manatee River and the Gulf. Expanded master suite, granite, tile, central vac and surround sound. Screened lanai with sparkling pool and spa. Beautifully landscaped lot on cul-de-sac. Golfing, nature trails and 24 hour fitness. Unbelievable value. Very motivated sellers.

**Land and Site Information**

Subdivision: Waterlefe Community: Neighborhood:  
 Property ID: 0546007359 Subdivision Code: 3291 Sec/Twn/Rng: 19 / 34S / 19E Zoning: A1/CH  
 Legal: LOT 15 BLK 19 WATERLEFE GOLF & RIVER CLUB UNIT 1 PI#5460.0735/9 OR Book/Page: 0035/0039 Rear Exp: NE  
 Lot SqFt: 12,202 Acre: Half< Lot Dim: Lot Desc: Cul De Sac  
 Water Desc: Lake or Lagoon Water Supply: Central Water, Water Softener Sewer: CentSwr  
 Water View: Lake View, Water Builder: Model:  
 Water Access: Boat Hoist / Davit, Private Dock

**Interior Information**

Approximate Dimensions  
 Living Rm: 14x17 Kitchen: Main Bed: 13x16 5 Bed: Screen Porch:  
 Great Rm: Breakfast: 2 Bed: 12x11 Bonus Rm: Laundry/Util:  
 Dining Rm: 13x11 Den: 15x12 3 Bed: 12x10 Media Rm: # Ceiling Fans:  
 Family Rm: 16x17 Office: 4 Bed: Fla Rm: FP/FP Desc: N  
 Bed Desc: Main Bedroom Main Level Main Bath Desc: Separate Tub/Shower Floor Desc: Carpet, Ceramic  
 Cooling: Central Electric Heating: Central Gas Energy: Natural Gas  
 Other Area: Den, Family Room, Screened Porch/Lanai Living Area: Main Level  
 Equipment: Auto Garage Door Opener, Central Vacuum, Laundry Tub, Washer, Wired for Sound System, Wired Speakers, Disposal, Dishwasher, Dryer, Electric Range, Microwave Oven, Refrigerator, Security System Owned, Smoke Detectors  
 Interior Features: Breakfast Area Separate, Breakfast Bar, Wood Cabinets, Utility In Living Area, Walk-In Closets, Window Coverings, Cathedral/Vaulted Ceilings, Crown Molding, Eat-In Kitchen, Foyer Entry, Great Room, Natural Stone Counters, Pantry, Separate Dining Rm

**Exterior Information**

Architectural Style: Spanish/Mediterranean Construction: Concrete Block/Stucco Roof: Barrel Tile  
 Other Parking: Drive Space Window Desc: Sliding  
 Pool Dimensions: 18x28 Pool Desc: Auto Cleaner, Caged, Equipment Included, Heated, In Ground, Spa/Hot Tub  
 Exterior Features: Private Setting, Sliding Glass Doors

**Community Information**

Community Features: Cable Tv, Community Pool, Community Development District, Community Tennis Courts, Gate Guarded, Golf Course Community  
 HOA Maint Fee Includes: Cable Tv, Common Grounds, Common Pool, Recreational Facilities  
 HOA Fee Required: Y HOA Fee: \$2,000 HOA Pay Sched: Annual Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* FREEDON / HAILE / LAKEWOOD RANCH \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$9,263 Tax Year: 2007 Tax Desc: County  
 Annual CDD: \$1,430 Other Annual: Special Assessment: Furnished: Furnished  
 Spec Info: Subject to Coastal Construction Control Line, Community Development District Addendum Required (CDD), Flood Insurance Required, Hoa Disclosure Av:

**Realtor Information**

List Agent: Nancy Lindeman Lister ID: NL4555 Lister Phone: 941-400-2656 Lister Cell: 941-400-2656  
 Lister Email: [nancy@lindeman.com](mailto:nancy@lindeman.com) Lister Fax: 941-388-3041  
 CoList Name: Robert Lindeman CoList ID: RJL7747 CoList Phone: 941-388-4447 CoList Cell: 941-504-2123  
 Office Name: Michael Saunders & Company Office Address: 61 S Blvd Of Presidents Azure & St Office Phone: 941-388-4447  
 Office ID: SNDR04 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34236-1423 Office Fax: 941-388-3041  
 List Type: ER Terms: CashOnly, Conventional I Possession: 30Day, 30-60 Days, Immediately Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N NonRep: N Range Price: N  
 Listing Date: 11/20/2007 Original LP: \$789,900 Previous LP: \$759,900 MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP %Change: -14.55% SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center  
 Buyer Comp: 3.0 Trans Comp: 3.0 Non Rep Comp: 0 Owner Name: WAGNER  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:  
 Directions: STATE ROAD 64 EAST TO LEFT AT UPPER MANATEE RIVER ROAD, TO LEFT AT WATERLEFE GATE. FOLLOW ROUND ABOUT 1/2 WAY AROU  
 Agent Private Remarks: CDD FEE OF \$1430 IS INCLUDED IN TAXES. Owners VERY motivated! Show this beautifully furnished home and it will sell itself!

**MLS#: 372322 1400 WESTBROOK DR SARASOTA, FL 34231**



Area: 51	Status: A	List Price: \$3,960,000
County: Sarasota	Map Letter/#: G/11	Low List Price:
Beds: 4 / 5	Unit #:	ADOM: 89
Full Bath: 3	Total SqFt: 9,438	SqFt Living Area: 4,859 / Tax
Half Bath: 1	Pool: YP	LP/SqFt: \$814
#Cov Park/Desc: 2 / AttGar	Waterfront Y/N: Y	YB/Cond: 1972

Bayfront Oriental Home located in Oyster Bay Area. Influenced by nature, graceful structures are expertly crafted with sliding Shoji Screens for privacy and an engawa, or narrow porch, overlooks the small courtyard, which you enter this peaceful home through. Gardens become an extension of this home melding interior and exterior. Visit the tea house for a meditative escape which offers a balance between humanity and the natural beauty of Roberts Bay. Large lot includes 120 feet on the bay and good boating water.

**Land and Site Information**

Subdivision: Westbrook	Community:	Neighborhood:
Property ID: 0076-11-0007	Subdivision Code: 495	Sec/Twn/Rng: 6 / 37 / 18
Legal: LOT 9 & NLY 5 FT OF LOT 10 & SLY 5 FT OF LOT 8 & ANY LAND BETWEEN	OR Book/Page: 19/18	Zoning: RSF1
Lot SqFt: 22,883	Acre: Half-<1	Lot Dim:
Water Desc: Bay, Seawall/Bulkhead	Water Supply: Central Water, Well Yard	Sewer: CentSwr
Water View: Full Bay View	Builder:	Model:
Water Access: No Bridges to Bay		

**Interior Information**

<b>Approximate Dimensions</b>				
Living Rm: 20x16	Kitchen: 20x15	Main Bed: 16x24	5 Bed: 16x14	Screen Porch:
Great Rm:	Breakfast:	2 Bed: 14x18	Bonus Rm: 15x14	Laundry/Util: 10x14
Dining Rm: 20x16	Den:	3 Bed: 13x17	Media Rm:	# Ceiling Fans:
Family Rm: 25x18	Office:	4 Bed: 15x14	Fla Rm:	FP/FP Desc: Y / Wood
Bed Desc: Main Bedroom Main Level, Split Plan	Main Bath Desc: Dual Sinks, Separate Tub/Shower			Floor Desc: Carpet, Marble/Stone,
Cooling: Central Electric	Heating: Central Electric			Energy:
Other Area: Guest House Separate				Living Area: Main Level
Equipment: Auto Garage Door Opener, Disposal, Dishwasher, Electric Range				

Interior Features: Breakfast Bar, Comb Kitchen/Family Room, Foyer Entry

**Exterior Information**

Architectural Style: Other	Construction: Frame	Roof: Barrel Tile
Other Parking: Circle Drive Space	Window Desc: Sliding	
Pool Dimensions: 18x36	Pool Desc: Concrete, Spa/Hot Tub	
Exterior Features: Fence, Private Setting, Some Trees, Wood Decking		

**Community Information**

Community Features: Mandatory Homeowners Assoc  
 HOA Maint Fee Includes:  
 HOA Fee Required: HOA Fee: HOA Pay Sched: Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* Phillippi Shores / Brookside Middle / Riverview \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$9,571	Tax Year: 2007	Tax Desc: County, Homestead Exemption
Annual CDD:	Other Annual:	Special Assessment:
Spec Info:		Furnished: Unfurnished

**Realtor Information**

List Agent: Jon Partridge	List ID: 476622	List Phone: 941-388-4447	List Cell: 941-724-4452
List Email: <a href="mailto:jonpartridge@verizon.net">jonpartridge@verizon.net</a>		List Fax: 941-927-6405	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms:	Possession: Negot	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price: N
Listing Date: 01/08/2008	Original LP: \$4,500,000	Previous LP: \$4,500,000	MLS Only: N
Pending Date:	Contract Date:	Expiration Dt:	Price Change Date:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP %Change: -12.00%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: ON FILE
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		
Sold Remarks:			

Directions: TAKE CAMINO REAL TO WESTBROOK DRIVE TO 1400

Agent Private Remarks: Curtains in upstairs bedroom, Chandelier in dining room and foyer do not convey.

**MLS#: 368045 5074 MARSH FIELD RD # # 84 Sarasota, FL 34235**



Area:	39	Status:	A	List Price:	\$269,900
County:	Sarasota	Map L/#:	L/6	Low List Price:	
Bedrooms:	2 / 2	Unit #:	# 84	ADOM:	146
Full Bath:	2	Pool Y/N:	YC	SqFt Liv Area:	1444 / Tax
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	1,588
#CovPark/Desc:	1 / DetCpt	Furnished:	Turnkey Furnished	LP/SqFt:	\$186
#UnCovPark:		MinLse/Yr:	3 Months / 2	YB/Cond:	1981 / UPD
Pets/#/Size:	Y / 1 / Small	Unit Level:	2ND	Eff:	N
				End Unit:	Y

Gorgeous lake & golf course view. This lovely condo has been completely renovated & NEVER LIVED IN since remodeled & furnished. Like buying new! Brand new kitchen with maple wood cabinets, granite countertops & custom lighting. Both baths were gutted & tastefully redone. Tile flooring throughout living areas & wood in bedrooms. ALL NEW, quality, turnkey furnishings including leather living room & HD TV. Plus, 16 miles of walking & biking paths. With Country Club membership, you can enjoy three 18-hole golf courses & 16 Har-Tru tennis courts. Just 10 minutes to downtown & 20 minutes to beach.

**Land and Site Information**

Condo Name:	Heronmere	Community:		Neighborhood:	
Property ID:	0033-16-1024	Condo Code:	Heronmere	Sec/Twn/Rng:	11 / 36 / 18
Legal:	UNIT 84 HERONMERE 2			Zone:	RSF2
Lot SqFt:	0	Security Features:	Roving	OR Book/Page:	14/24
Water Desc:	Lake or Lagoon			View Exposure:	SE
Unit View:	Golf Course, Lake View			Builder:	
Water Access:				Model:	

**Interior Information**

Approximate Dimensions -

Living Rm:	25x15	Kitchen:	10x10	Main Bed:	19x12	Balcony:		Screen Porch:	16x10
Great Rm:		Breakfast:		2 Bed:	12x11	Bonus Rm:		Laundry/Util:	8x6
Dining Rm:	10x10	Den:		3 Bed:		Media Rm:		# Ceiling Fans:	4
Family Rm:		Office:		4 Bed:		Fla Rm:		FP/FP Desc:	N
Bedroom Desc:				Main Bath Desc:	Shower Only			Floor Desc:	Ceramic, Wood Laminate

Equipment: Dishwasher, Disposal, Dryer, Microwave Oven, Refrigerator, Electric Range, Smoke Detectors, Washer, Wired for Computer

Interior Features: Bath Updated, Breakfast Bar, Kitchen Updated, Open Plan, Separate Dining Room, Solid Surface Counter, Utility In Living Area, Walk-In Closet (S), Wood Cabinets, Window Coverings, Domed Kitchen, Foyer Entry

Energy: Central Heat/Cool, Humidistat

**Exterior Information**

Architectural Style:	Garden Up	Construction:	Concrete Block/Stucco, Concrete Block	Roof Responsibility:	Condo
Other Parking:	Other, Guest Parking	Window Desc:	Single Hung		
Exterior Features:	Screened Porch/Lanai, Sliding Glass Door, Storm/Security Shutter				

**Community Information**

Amenities: Bike Path, Child Play Area, Golf Course, Pool Heated, Tennis-Clay/Har-Tru

Restrictions: No Trucks/Rvs

Condo Fee Includes: Cable Tv, Common Grounds, Security, Pest Control Inside, Fidelity Bond, Landscape/Lawn, Pest Control Outside, Private Road, Public Insurance

Schools Elem/Middle/High: \* Gocio / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

Approval: Application Fee, Buyer Approval Required

Miscell:

**Financial and Special Information**

Gross Prop Tax:	\$2,801	Tax Year:	2007	Tax Desc:	County	Annual CDD:	
Condo Fee:	\$308	Condo Fee Pay Schedule:	Monthly	Buyer App Fee:	100	Other Annual Fee:	\$445
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:	Seller Property Disclosure Available, Prior Title Policy Available, Condominium Disclosure Available, Condominium Documents Available						
Management:		Mgmt Co:	PAMI Managemen	Mgmt Co Phone:	941-342-4275		

**Realtor Information**

List Agent:	Ellen Ussio	Lister ID:	165465	Lister Phone:	(941) 388-4447	Lister Cell:	941-735-1010
Lister Email:	<a href="mailto:ellenussio@michaelsaunders.com">ellenussio@michaelsaunders.com</a>	CoList ID:		Lister Fax:	941-388-3041	CoList Cell:	
CoList Name:		CoList Phone:		Office Address:	330 John Ringling Blvd St. Armands		
Office Name:	Michael Saunders & Company	Office City/St/Zip:	Sarasota, FL 34236	Office Phone:	941-388-4447		
Office ID:	SNDR38	Rep:	Single Agent	Office Fax:	941-388-3041		
List Type:	ER	Terms:		Possession:	Immediately		
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	NonRep:	N
Listing Date:	11/12/2007	Original LP:	\$269,900	Previous LP:		MLS Only:	N
Pending Date:		Contract Date:		Expiration Dt:		W/D Date/Cond:	
Sold Date:		Sold Price:		DOM:		CDOM:	
SP/SqFt:		LP/SP Ratio:		LP %Change:		SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center, No Sign						
Buyer Comp:	3.0	Trans Comp:	3.0	Non Rep Comp:	3.0	Owner Name:	OF RECORD
Selling Agent:		Seller Credit:		Sold Finance:		Owner Phone:	
Selling Office:		Bonus:					
Sold Remarks:							
Directions:	Longmeadow to Marshfield Road - Turn into entrance for Heronmere II. Straight back, last unit on the right.						

Agent Private Remarks: Street sign for Heronmere II says addresses go to 5072. It is incorrect. They go to 5074.

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).

**MLS#: 377825 4540 Gulf of Mexico Dr # F202 Longboat Key, FL 34228**



Area:	13	Status:	A	List Price:	\$359,000
County:	Manatee	Map L/#:	C/3	Low List Price:	
Bedrooms:	2 / 2	Unit #:	F202	ADOM:	33
Full Bath:	2	Pool Y/N:	YC	SqFt Liv Area:	1312 / Tax
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	1,312
#CovPark/Desc:	1 / AttCpt	Furnished:	Furnished	LP/SqFt:	\$273
#UnCovPark:		MinLse/Yr:	1 Month / 12	YB/Cond:	1975
Pets/#/Size:	N	Unit Level:	2ND	Eff:	N
				End Unit:	N

Enjoy Longboat Key living in this 2/2 Windward Bay unit. All new carpeting, tile, kitchen appliances, window coverings and lighting. Newly furnished master bedroom and living room makes this a special place to live and play. Windward Bay amenities include pools, sauna, beach access, boat docks, tennis courts and a clubhouse.

**Land and Site Information**

Condo Name:	Windward Bay	Community:		Neighborhood:	
Property ID:	8007914701	Condo Code:	Windward Bay	Sec/Twn/Rng:	36 / 35S / 16E
Legal:	0			Zone:	Condo
Lot SqFt:		Security Features:	None	OR Book/Page:	
Water Desc:	Bay			Builder:	
Unit View:	Partial Bay View			Model:	
Water Access:	Community Boat Dock, Deeded Beach Access			View Exposure:	S

**Interior Information**

Approximate Dimensions -

Living Rm:	23x14	Kitchen:	10x9	Main Bed:	15x12	Balcony:		Screen Porch:	
Great Rm:		Breakfast:		2 Bed:	12x11	Bonus Rm:		Laundry/Util:	
Dining Rm:		Den:		3 Bed:		Media Rm:		# Ceiling Fans:	2
Family Rm:		Office:		4 Bed:		Fla Rm:	22x88	FP/FP Desc:	N
Bedroom Desc:	Main Bedroom Main Level	Main Bath Desc:	Shower Only			Floor Desc:	Ceramic, Carpet	Energy:	Central Heat/Cool
Equipment:	Disposal, Dishwasher, Electric Range, Microwave Oven, Refrigerator, Smoke Detectors					Living Area:	Main Level		

Interior Features: Combo Living/Dining Rm, Eat-In Kitchen, Walk-In Closet(S)

**Exterior Information**

Architectural Style:	Mid-Rise	Construction:	Concrete Block/Stucco	Roof Responsibility:	Condo
Other Parking:		Window Desc:	Double Hung, Impact Resistant		
Exterior Features:	Glass Porch/Balcony, Sliding Glass Door, Storm/Security Shutter, Vehicle Wash Area				

**Community Information**

Amenities: Bike Path, Billiard, ClubHouse, Elevator, Fitness, Kitchen, Meeting Room, Pool, Pool Heated, Putting Green  
 Restrictions: No Corporate Buyers, No Exterior Alterations, No Trucks/Rvs, Tenant-I  
 Approval: Application Fee, Buyer Approval Required  
 Miscell: Cable Tv, Common Grounds, Fidelity Bond, Landscape/Lawn, Maintenance/Repairs, Manager, Pest Control Outside, Recreational Facilities  
 Schools Elem/Middle/High: \* Anna Maria / other / Bayshore \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax:	\$5,005	Tax Year:	2007	Tax Desc:	Other	Annual CDD:	
Condo Fee:	\$540	Condo Fee Pay Schedule:	Monthly	Buyer App Fee:	100	Other Annual Fee:	
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:							
Management:	Condo Association	Mgmt Co:	Condo Assoc. on S	Mgmt Co Phone:	on file		

**Realtor Information**

List Agent:	Piilani Edwards	Lister ID:	pke6104	Lister Phone:	941-388-4447	Lister Cell:	941-806-8270
Lister Email:	<a href="mailto:piilaniedwards@michaelsaunders.com">piilaniedwards@michaelsaunders.com</a>	Lister Fax:	941-388-3041				
CoList Name:		CoList ID:		CoList Phone:		CoList Cell:	
Office Name:	Michael Saunders & Company	Office Address:	61 S Blvd Of Presidents Azure & St	Office Phone:	941-388-4447		
Office ID:	SNDR04	Rep:	Single Agent	Office City/St/Zip:	Sarasota, FL 34236-1423	Office Fax:	941-388-3041
List Type:	ER	Terms:		Possession:	Immediately	Call Center:	941-308-7777
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	NonRep:	N
Listing Date:	03/04/2008	Original LP:	\$359,000	Previous LP:		MLS Only:	N
Pending Date:		Contract Date:		Expiration Dt:	W/D Date/Cond:	Price Change Date:	
Sold Date:		Sold Price:		DOM:		CDOM:	
SP/SqFt:		LP/SP Ratio:		LP % Change:		SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center, Electronic Lock Box, Vacant					PDOM:	
Buyer Comp:	3	Trans Comp:	3	Non Rep Comp:	3	Owner Name:	
Selling Agent:		Seller Credit:		Sold Finance:		Owner Phone:	
Selling Office:		Bonus:					
Sold Remarks:							
Directions:	South on Gulf of Mexico Drive to Windward Bay. Take 1st. right, 1st. building.						

**Agent Private Remarks:**

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).

**MLS#: 372473 5266 VISIONARY CT SARASOTA, FL 34233**



Area: 53 Status: A List Price: \$399,000  
 County: Sarasota Map Letter/#: L/11 Low List Price:  
 Beds: 3 / 4 Unit #: ADOM: 88  
 Full Bath: 2 Total SqFt: 3,327 SqFt Living Area: 2,758 / Bld/Arct  
 Half Bath: 1 Pool: N LP/SqFt: \$144  
 #Cov Park/Desc: 2 / AttGar Waterfront Y/N: N YB/Cond: 2005 / UPD

Virtual Tour: <http://www.vr24.net/srq.php?mls=372473>

Better than new, executive home with dramatic upstairs loft great room. Private cul de sac location in an upscale area of new homes near shopping and outstanding schools.

**Land and Site Information**

Subdivision: Enclave At Ashton Community: Neighborhood:  
 Property ID: 0091-08-0072 Subdivision Code: 7910 Sec/Twn/Rng: 11 / 37 / 18 Zoning: RSF4  
 Legal: LOT 12, ENCLAVE AT ASHTON OR Book/Page: 44/20 Rear Exp: SW  
 Lot SqFt: 8,608 Acre: Half< Lot Dim: Lot Desc: Cul De Sac  
 Water Desc: Water Supply: Central Water Sewer: CentSwr  
 Water View: Builder: Model:  
 Water Access:

**Interior Information**

Approximate Dimensions  
 Living Rm: 20x27 Kitchen: 13x19 Main Bed: 15x18 5 Bed: Screen Porch:  
 Great Rm: Breakfast: 2 Bed: 12x14 Bonus Rm: Laundry/Util:  
 Dining Rm: Den: 3 Bed: 12x14 Media Rm: # Ceiling Fans: 5  
 Family Rm: 17x24 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, Ceramic  
 Cooling: Central Electric Heating: Central Electric Energy:  
 Other Area: Living Area: Main Level  
 Equipment: Auto Garage Door Opener, Disposal, Dishwasher, Dryer, Electric Range, Laundry Tub, Microwave Oven, Refrigerator, Security System Owned, Smoke Detectors, Washer  
 Interior Features: Breakfast Bar, Cathedral/Vaulted Ceilings, Comb Living/Dining Room, Eat-In Kitchen, Foyer Entry, Great Room, Open Plan, Pantry, Walk-In Closets, Wood Cabinets

**Exterior Information**

Architectural Style: 2 Plus Stories Construction: Concrete Block/Stucco Roof: Barrel Tile  
 Other Parking: Window Desc: Double Hung  
 Pool Dimensions: Pool Desc:  
 Exterior Features: Sliding Glass Doors

**Community Information**

Community Features: Mandatory Homeowners Assoc, Sidewalk  
 HOA Maint Fee Includes: Common Grounds  
 HOA Fee Required: Y HOA Fee: \$600 HOA Pay Sched: Annual Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* ASHTON / SARASOTA / RIVERVIEW \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$5,670 Tax Year: 2007 Tax Desc: Other  
 Annual CDD: Other Annual: Special Assessment: Furnished: Unfurnished  
 Spec Info: Hoa Disclosure Available, Survey Available, Prior Title Insurance Policy Available

**Realtor Information**

List Agent: Diane Otis Stirling Lister ID: 00023597 Lister Phone: 941-320-4261 Lister Cell:  
 Lister Email: [dianestirling@michaelsaunders.com](mailto:dianestirling@michaelsaunders.com) Lister Fax: 941-921-6443  
 CoList Name: Jack Waterloo CoList ID: jw0459 CoList Phone: CoList Cell: 941-539-8900  
 Office Name: Michael Saunders & Company Office Address: 61 S Blvd Of Presidents Azure & St Office Phone: 941-388-4447  
 Office ID: SNDR04 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34236-1423 Office Fax: 941-388-3041  
 List Type: ER Terms: LseOpt Possession: Negot Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N NonRep: N Range Price: N  
 Listing Date: 01/09/2008 Original LP: \$425,000 Previous LP: \$425,000 MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP % Change: -6.12% SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center  
 Buyer Comp: 3.0 Trans Comp: 3.0 Non Rep Comp: 3.0 Owner Name: ON FILE  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:

Directions: BETWEEN PROCTOR AND ASHTON OFF OF HONORE AVENUE  
 Agent Private Remarks: CURRENTLY LEASED UNTIL MARCH 31ST AT \$1800 A MONTH

**MLS#: 376243 3560 BAYOU Cir Sarasota, FL 34228**



Area: 14	Status: A	List Price: \$449,000
County: Sarasota	Map Letter/#: C/4	Low List Price:
Total Acreage:	Lot #: 8	ADOM: 56
Price Per Acre:	Waterfront Y/N: N	Approx SqFt: LP/SqFt: \$33

**Remarks:**  
Beautiful Treed Home Site in the bayou section of Bay Isles. Tranquil & peaceful, yet convenient to tennis, golf, boating and shopping. Membership in the Bay Isles Beach Club with gated beach parking is included.

Virtual Tour: <http://im3.imagemaker360.com/viewer/idx.asp?ID=79772>

**Land and Site Information**

<b>Subdivision:</b>	<b>Community:</b>	<b>Neighborhood:</b>	<b># of Buildable Lots:</b>
Property ID: 0003-08-0018		Sec/Twn/Rng: 6/36/17	Zoning: PD
<b>Legal:</b> LOT 8 BLK D BAY ISLES UNIT 2		OR Book/Page: 24/5	<b>Minimum Building SqFt:</b>
<b>Lot SqFt:</b> 13437	<b>Acre:</b> Half<	<b>Lot Dim:</b>	
<b>Water Desc:</b>		<b>Water Supply:</b> CentWtr	<b>Rear Exp:</b> S
<b>Water View:</b>		<b>Sewer Type:</b> Central Sewer	
<b>Water Access:</b> Private Beach			
<b>Available Utilities:</b> Cable Tv, Electric, Gas, Telephone Service, Underground Utilities			
<b>OnSite Utilities:</b> Underground Utilities			
<b>Road Frontage:</b> Private			
<b>Road Surface:</b> Pavement Asphalt			
<b>Improvements:</b> Street Lights			
<b>Trees:</b> Mostly Oaks, Other			
<b>Soil:</b>		<b>Ground Cover:</b>	
<b>Development Status:</b> Recorded		<b>Sale Options:</b>	
<b>Building Included:</b> None			
<b>Character of Area:</b> Flood Zone, Planned Unit Development			

**Community Information**

**Community Features:** Cable Tv, Gate Guarded, Golf Course Community, Mandatory Homeowners Assoc, Private Road  
**HOA Maint Fee Includes:** Manager, Recreat, Reserve, Security  
**HOA Fee Required:** Y **HOA Fee/Pay Schedule:** 1734 / 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:** \$6,000 **Tax Year:** 2007 **Tax Desc:** City-County  
**Annual CDD:** **Other Annual Fee:** **Special Assessment:**  
**Spec Information:** Flood Insurance Required  
**Available Documents:** Seller Prop Disclosure Avail, Subdivision Restrictions, Hoa Disclosure Avail

**Realtor Information**

<b>List Agent:</b> Peter Salefsky	<b>Lister ID:</b> 391588	<b>Lister Phone:</b> 941-388-4447	<b>Lister Cell:</b> 941-724-5107
<b>Lister Email:</b> <a href="mailto:petersalefsky@michaelsaunders.com">petersalefsky@michaelsaunders.com</a>		<b>Lister Fax:</b> 941-388-3041	
<b>CoList Name:</b> David Kluge	<b>CoList ID:</b> DPK3161	<b>CoList Phone:</b> 941-266-0331	<b>CoList Cell:</b> 941-266-0331
<b>Office Name:</b> Michael Saunders & Company	<b>Office Address:</b> 330 John Ringling Blvd St. Armands Cir	<b>Office Phone:</b> 941-388-4447	
<b>Office ID:</b> SNDR38	<b>Rep:</b> Single Agent	<b>Office City/St/Zip:</b> Sarasota, FL 34236	<b>Office Fax:</b> 941-388-3333
<b>List Type:</b> ER	<b>Terms:</b> Cash Only, Conventior	<b>Possession:</b> Immediately	<b>Call Center:</b> 941-308-7777
<b>Internet Ok:</b> Y	<b>IDX Address Display:</b> Y	<b>Limited Service:</b> N <b>NonRep:</b> N <b>MLS Only:</b> N <b>Range Price:</b> N	
<b>Listing Date:</b> 02/14/2008	<b>Original LP:</b> \$449,000	<b>Previous LP:</b>	<b>Price Change Date:</b>
<b>Pending Date:</b>	<b>Contract Date:</b>	<b>Expiration Dt:</b>	<b>W/D Date/Cond:</b>
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>DOM:</b>	<b>CDOM:</b>
<b>SP/SqFt:</b>	<b>LP/SP Ratio:</b>	<b>LP % Change:</b>	<b>SP/Tax Mkt Value Ratio:</b>
<b>Showing:</b> Gate Guard			
<b>Buyer Comp:</b> 3%	<b>Trans Comp:</b> 3%	<b>Non Rep Comp:</b> 0%	<b>Owner Name:</b> On File
<b>Selling Agent:</b>		<b>Seller Credit:</b>	<b>Owner Phone:</b>
<b>Selling Office:</b>		<b>Sold Finance:</b>	
<b>Sold Remarks:</b>		<b>Bonus:</b>	
<b>Directions:</b> Noth Gate into Bay Isles the Left onto Bayou Sound to 2nd entrance to Bayou Circle			

**Agent Private Remarks:**

HOA fee \$1,737= \$900 Bayou fees, \$250 lot maintenance, \$587 Bay Isles fee.



**MLS#: 362041 229 N CHARTLEY CT Sarasota, FL 34232**



Area: 43	Status: A	List Price: \$199,900
County: Sarasota	Map Letter/#: K/8	Low List Price:
Beds: 2 / 2	Unit #:	ADOM: 212
Full Bath: 2	Total SqFt: 1,748	SqFt Living Area: 1,150 / Tax
Half Bath:	Pool: YC	LP/SqFt: \$173
#Cov Park/Desc: 2 / AttGar	Waterfront Y/N: N	YB/Cond: 1987

You will be excited to discover this pristine, beautifully appointed maintenance free villa. Nearly new stainless appliances, recently replaced A/C, tiled lanai and separate dining room. This bright shiny gem is truly in move-in condition and includes a 2 car garage. Sparkling community pool.

**Land and Site Information**

Subdivision: Chartley Court	Community:	Neighborhood:
Property ID: 2033-09-0042	Subdivision Code: 951	Sec/Twn/Rng: 22 / 36 / 18
Legal: LOT 11 CHARTLEY COURT	Lot Dim:	OR Book/Page: 31/24
Lot SqFt: 1,832	Acre: Half<	Water Supply: Central Water
Water Desc:		Builder:
Water View:		Sewer: CentSwr
Water Access:		Model:

**Interior Information**

**Approximate Dimensions**

Living Rm: 13x16	Kitchen: 9x16	Main Bed: 11x16	5 Bed:	Screen Porch: 9x11
Great Rm:	Breakfast: 0x0	2 Bed: 10x12	Bonus Rm:	Laundry/Util:
Dining Rm: 10x10	Den:	3 Bed:	Media Rm:	# Ceiling Fans: 5
Family Rm:	Office:	4 Bed:	Fla Rm:	FP/FP Desc: N
Bed Desc: Main Bedroom Main Level	Main Bath Desc: Shower Only			Floor Desc: Carpet, Ceramic, Woc
Cooling: Central Electric	Heating: Central Electric			Energy:
Other Area:				Living Area: Main Level

Equipment: Auto Garage Door Opener, Disposal, Dishwasher, Electric Range, Laundry Tub, Microwave Oven, Refrigerator

Interior Features: Cathedral/Vaulted Ceilings, Eat-In Kitchen, Foyer Entry, Separate Dining Rm, Walk-In Closets, Window Coverings

**Exterior Information**

Architectural Style: Maintenance Free, Villa	Construction: Concrete Block/Stucco	Roof: Asphalt / Fiberglass
Other Parking:	Window Desc: Single Hung	
Pool Dimensions:	Pool Desc: In Ground	
Exterior Features: Sliding Glass Doors		

**Community Information**

Community Features: Buyer Approval Required, Cable Tv, Community Pool, Mandatory Homeowners Assoc, Maintenance Yard  
 HOA Maint Fee Includes: Cable Tv, Common Grounds, Landscape/Lawn, Pest Control  
 HOA Fee Required: Y HOA Fee: \$680 HOA Pay Sched: Quarterly Mgmt Co: ADI Mgmt Co Phone: 941-371-1248  
 Schools Elementary/Middle/High: \* Fruitville / McIntosh / Sarasota \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$1,651	Tax Year: 2006	Tax Desc: County, Homestead Exemption
Annual CDD:	Other Annual:	Special Assessment:
Spec Info: Survey Available, Hoa Disclosure Available, Seller Property Disclosure Available, Subdivision Restrictions Available		Furnished: Unfurnished

**Realtor Information**

List Agent: Diane Thomas	List ID: aa4025	List Phone: 941-388-4447	List Cell: 941-313-7500
List Email: <a href="mailto:realtidiane@AOL.com">realtidiane@AOL.com</a>		List Fax: 941-388-3333	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 330 John Ringling Blvd St. Armands	Office Phone: 941-388-4447	
Office ID: SNDR38	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236	Office Fax: 941-388-3333
List Type: ER	Terms:	Possession: Negot	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price: N
Listing Date: 09/07/2007	Original LP: \$229,000	Previous LP: \$215,000	MLS Only: N
Pending Date:	Contract Date:	Expiration Dt:	W/D Date/Cond:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP % Change: -12.71%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: FALDE SHINN
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		
Sold Remarks:			

Directions: South on McIntosh from Fruitville, right on Prairie Drive, north on Chartley Court  
 Agent Private Remarks:

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).

**MLS#: 360397 3708 AMESBURY LN # # 1529 Sarasota, FL 34232**



Area:	42	Status:	A	List Price:	\$180,000
County:	Sarasota	Map L/#:	K/10	Low List Price:	
Bedrooms:	2 / 2	Unit #:	# 1529	ADOM:	230
Full Bath:	2	Pool Y/N:	YC	SqFt Liv Area:	1642 / Tax
Half Bath:		Waterfront Y/N:	N	Total SqFt:	2,078
#CovPark/Desc:	1 / AttGar	Furnished:	Unfurnished	LP/SqFt:	\$109
#UnCovPark:		MinLse/Yr:	No Rent	YB/Cond:	1973
Pets/#/Size:	N	Unit Level:	1st Ground	Eff:	N
				End Unit:	Y

Large villa in park-like setting situated in this 55+ community. location, location! "Move in" condition. close to shopping, restaurants, and medical services. Sizable laundry room and attached garage add more convenience. BRAND NEW ROOFING, both tile and flat, being installed during the month of October.

**Land and Site Information**

Condo Name:	Village Green	Community:		Neighborhood:	
Property ID:	0061-05-1029	Condo Code:	Village Green	Sec/Twn/Rng:	34 / 36 / 18
Legal:	UNIT 1529 VILLAGE GREEN SEC 15			Zone:	SF
Lot SqFt:	0	Security Features:	None	OR Book/Page:	06/43
Water Desc:					
Unit View:				View Exposure:	S
Water Access:				Builder:	US Homes
				Model:	

**Interior Information**

Approximate Dimensions -

Living Rm:	14x19	Kitchen:	10x10	Main Bed:	13x14	Balcony:		Screen Porch:	
Great Rm:		Breakfast:	8x10	2 Bed:	11x14	Bonus Rm:		Laundry/Util:	7x8
Dining Rm:	10x10	Den:		3 Bed:		Media Rm:		# Ceiling Fans:	5
Family Rm:	10x18	Office:	9x10	4 Bed:		Fla Rm:		FP/FP Desc:	N
Bedroom Desc:	1 Bedroom Main Level			Main Bath Desc:	Shower Only			Floor Desc:	Ceramic

Equipment: Auto Garage Door Opener, Disposal, Dishwasher, Dryer, Electric Range, Laundry Tub, Microwave Oven, Refrigerator, Smoke Detectors, Washer

Energy: Central Heat/Cool

Living Area: Main Level

Interior Features: Breakfast Area Separate, Combo Living/Dining Rm, Formica Counters, Pantry, Utility In Living Area, Walk-In Closet(S), Window Coverings, Wood Cabinets

**Exterior Information**

Architectural Style:	Villa	Construction:	Concrete Block/Stucco	Roof Responsibility:	Owner
Other Parking:	Drive Space	Window Desc:	Awning, Sliding		
Exterior Features:	Sliding Glass Door				

**Community Information**

Amenities: BBQ/Picnic, Bike Path, Pool, ShuffleBoard

Restrictions: No Exterior Alterations, No Trucks/Rvs

Approval: Application Fee, Buyer Approval Required

Miscell: Cable Tv, Common Grounds, Fidelity Bond, Landscape/Lawn, Pest Control Inside, Pest Control Outside, Public Insurance

Condo Fee Includes: \* Schools Elem/Middle/High: \* Wilkinson / Sarasota / Sarasota \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax:	\$2,744	Tax Year:	2007	Tax Desc:		Annual CDD:	
Condo Fee:	\$275	Condo Fee Pay Schedule:	Monthly	Buyer App Fee:	50	Other Annual Fee:	
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:	Condominium Disclosure Available, Lead Paint Disclosure Required, Home Warranty Provided, Seller Property Disclosure Available, Sold As Is						
Management:	Condo Association	Mgmt Co:	0	Mgmt Co Phone:	0		

**Realtor Information**

List Agent:	Donna Stewart	Lister ID:	520252	Lister Phone:	1-941-927-5957	Lister Cell:	941-993-3635
Lister Email:	<a href="mailto:dswhomes@comcast.net">dswhomes@comcast.net</a>			Lister Fax:	941-927-5958		
CoList Name:		CoList ID:		CoList Phone:		CoList Cell:	
Office Name:	Michael Saunders & Company	Office Address:	61 S Blvd Of Presidents Azure & St	Office Phone:	941-388-4447		
Office ID:	SNDR04	Rep:	Single Agent	Office City/St/Zip:	Sarasota, FL 34236-1423	Office Fax:	941-388-3041
List Type:	ER	Terms:		Possession:	Immediately	Call Center:	941-308-7777
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	NonRep:	N
Listing Date:	08/20/2007	Original LP:	\$205,000	Previous LP:	\$205,000	MLS Only:	N
Pending Date:		Contract Date:		Expiration Dt:	W/D Date/Cond:	Price Change Date:	
Sold Date:		Sold Price:		DOM:		CDOM:	
SP/SqFt:		LP/SP Ratio:		LP %Change:	-12.20%	SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center					PDOM:	
Buyer Comp:	3.5	Trans Comp:	3.5	Non Rep Comp:	3.5	Owner Name:	ESTATE OF ELAINE GAHWILLER
Selling Agent:		Seller Credit:		Sold Finance:		Owner Phone:	
Selling Office:		Bonus:					
Sold Remarks:							
Directions:	1 BLOCK SOUTH OF WEBBER ON BENEVA TURN EAST ON SOMERVILLE DRIVE, LEFT ON RIVIERA, LEFT ON AMESBURY LANE TO # 3708.						

Agent Private Remarks: FAMILY OUT OF STATE

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).

**MLS#: 376330 547 BLUE JAY PL SARASOTA, FL 34236**



Area: 71	Status: A	List Price: \$1,700,000
County: Sarasota	Map Letter/#: F/9	Low List Price:
Beds: 3 / 4	Unit #:	ADOM: 51
Full Bath: 3	Total SqFt: 4,057	SqFt Living Area: 2,791 / Bld/Arct
Half Bath:	Pool: YP	LP/SqFt: \$609
#Cov Park/Desc: 3 / AttGar	Waterfront Y/N: N	YB/Cond: 2007

Virtual Tour: <http://www.vr24.net/srq.php?mls=376330>

Beautiful, new, spacious, expertly designed for family, Florida living and entertaining. Features include tray ceilings, crown molding, gourmet kitchen with granite countertops, butlers pantry with wine cooler, covered lanai & veranda, custom designer floor tile "green certified", paint, carpeting and wood flooring. It is a pleasure and easy to show

**Land and Site Information**

Subdivision: Bird Key	Community:	Neighborhood:
Property ID: 2018-04-0028	Subdivision Code:	Sec/Twn/Rng: 36 / 36 / 17
Legal: LOT 11, BLK 17, BIRD KEY SUB	OR Book/Page: 11/20	Zoning: RSF2
Lot SqFt: 12,834	Lot Dim:	Rear Exp:
Water Desc:	Water Supply: Central Water, Sprinklers	Sewer: CentSwr
Water View:	Builder:	Model:
Water Access:		

**Interior Information**

**Approximate Dimensions**

Living Rm: 0x0	Kitchen:	Main Bed: 0x0	5 Bed:	Screen Porch:
Great Rm:	Breakfast:	2 Bed:	Bonus Rm:	Laundry/Util:
Dining Rm:	Den:	3 Bed:	Media Rm:	# Ceiling Fans:
Family Rm:	Office:	4 Bed:	Fla Rm:	FP/FP Desc:
Bed Desc: Main Bedroom Main Level	Main Bath Desc: Dual Sinks, Separate Tub/Shower, Spa/Hydro Massa	Floor Desc: Carpet, Ceramic, Woc		
Cooling: Central Electric, Zoned	Heating: Central Electric, Zoned	Energy:		
Other Area: Family Room, Office/Library, Screened Porch/Lanai	Living Area: Main Level			

**Equipment:** Auto Garage Door Opener, Dishwasher, Disposal, Dryer, Electric Cooktop, Electric Range, Laundry Tub, Microwave Oven, Refrigerator, Security System Owned, Smoke Detectors, Washer, Wine Refrigeration, Wired for Computer

**Interior Features:** Breakfast Area Separate, Breakfast Bar, Crown Molding, Foyer Entry, Natural Stone Counters, Open Plan, Pantry, Separate Dining Rm, Tray Ceiling, Utility In Living Area, Wood Cabinets, Walk-In Closets, Wet Bar

**Exterior Information**

Architectural Style: Other	Construction: Concrete Block/Stucco, Concrete Block	Roof: Barrel Tile
Other Parking:	Window Desc: Impact Resistant, Single Hung	
Pool Dimensions:	Pool Desc:	
Exterior Features:		

**Community Information**

**Community Features:** Cable Tv

**HOA Maint Fee Includes:** Other

HOA Fee Required: Y	HOA Fee: \$350	HOA Pay Sched: Annual	Mgmt Co:	Mgmt Co Phone:
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**Schools Elementary/Middle/High: \*** Southside / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$7,082	Tax Year: 2007	Tax Desc: City-County	Furnished: Unfurnished
Annual CDD:	Other Annual:	Special Assessment:	

**Spec Info:** Flood Insurance Required, Survey Available, Hoa Disclosure Available, Owner/Agent, Seller Property Disclosure Available, Subdivision Restrictions Availa

**Realtor Information**

List Agent: Anna Kaminski	List ID: 725425	List Phone: 941-308-7777	List Cell: 941-374-3200
List Email: <a href="mailto:annakaminski@michaelsaunders.com">annakaminski@michaelsaunders.com</a>		List Fax: 941-388-3041	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms: CashOnly	Possession: Negot	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price: N
Listing Date: 02/15/2008	Original LP: \$1,600,000	Previous LP: \$1,600,000	MLS Only: N
Pending Date:	Contract Date:	Expiration Dt:	Price Change Date:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP %Change: 6.25%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: OF RECORD
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		

**Directions:** Bird Key Dr. to stop sign, turn right, continue to end of Bird Key Dr., right on Blue Jan, house on right.

**Agent Private Remarks:** Furniture available

**MLS#: 352314 770 S PALM AVE # 901 Sarasota, FL 34236**



Area:	32	Status:	A	List Price:	\$899,000
County:	Sarasota	Map L/#:	G/8	Low List Price:	
Bedrooms:	2 / 2	Unit #:	901	ADOM:	317
Full Bath:	2	Pool Y/N:	YC	SqFt Liv Area:	1695 / Bld/Arct
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	1,695
#CovPark/Desc:	1 / AttCpt	Furnished:	Unfurnished	LP/SqFt:	\$530
#UnCovPark:		MinLse/Yr:	3 Months / 4	YB/Cond:	1975 / UPD
Pets/#/Size:	Y / 2 / Small	Unit Level:	9TH	Eff:	N
Virtual Tour:	<a href="http://www.srqt.com/770palm901.html">http://www.srqt.com/770palm901.html</a>				

Dramatic wrap around views from this 9th floor corner unit facing SW for maximum light, city, Selby Gardens and full marina and bay views. Completely new interior, tile floors, granite, crown molding, wood cabinets, new plumbing and electric window treatments. Luxurious detail with traditional feeling. Excellent location, secure building, best parking space next to the entrance door.

**Land and Site Information**

Condo Name:	Embassy House	Community:		Neighborhood:	
Property ID:	2036-03-2030	Condo Code:	Embassy House	Sec/Twn/Rng:	30 / 36 / 18
Legal:	UNIT 901 EMBASSY HOUSE	Security Features:	Lobby Secured, Elevator Secured, Enterphone Entry	Zone:	DTB
Lot SqFt:	0	Builder:		OR Book/Page:	09/27
Water Desc:	Bay	View Exposure:	SW	Model:	
Unit View:	Full Bay View, Partial Gulf View, GreenBelt, Water, City View, Wooded				
Water Access:					

**Interior Information**

Approximate Dimensions -

Living Rm:	27x17	Kitchen:	8x13	Main Bed:	22x14	Balcony:		Screen Porch:	
Great Rm:		Breakfast:		2 Bed:	12x13	Bonus Rm:		Laundry/Util:	
Dining Rm:	12x12	Den:		3 Bed:		Media Rm:		# Ceiling Fans:	0
Family Rm:		Office:		4 Bed:		Fla Rm:		FP/FP Desc:	N
Bedroom Desc:	Main Bedroom Main Level			Main Bath Desc:	Separate Tub & Shower		Floor Desc:	Carpet, Ceramic	

Equipment: Disposal, Dishwasher, Dryer, Electric Cooktop, Electric Range, Microwave Oven, Refrigerator, Washer, Wine Refrigeration, Smoke Detectors

Interior Features: Breakfast Bar, Wood Cabinets, Separate Dining Room, Walk-In Closet(S), Open Plan, Window Coverings, Crown Molding, Natural Stone Counters, Elevator, Foyer Entry, Kitchen Updated, Bath Updated

**Exterior Information**

Architectural Style:	High-Rise	Construction:	Concrete Block	Roof Responsibility:	Condo
Other Parking:	Guest Parking	Window Desc:	Single Hung, Sliding		
Exterior Features:					

**Community Information**

Amenities: Elevator, Fitness, Pool, Pool Heated, Kitchen, Concierge

Restrictions: No Exterior Alterations, No Trucks/Rvs, Tenant-No Pets

Approval: Application Fee, Buyer Approval Required

Condo Fee Includes: Cable Tv, Common Grounds, Fidelity Bond, Landscape/Lawn, Manager, Public Insurance, Recreational Facilities, Reserves, Security

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

**Financial and Special Information**

Gross Prop Tax:	\$8,764	Tax Year:	2006	Tax Desc:	City-County	Annual CDD:	
Condo Fee:	\$1,765	Condo Fee Pay Schedule:	Quarterly	Buyer App Fee:	100	Other Annual Fee:	
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:	Condominium Disclosure Available, Condominium Documents Available, Seller Property Disclosure Available, Owner/Agent						
Management:	Condo Association, On Site			Mgmt Co:	Beth Callans	Mgmt Co Phone:	941-387-3443

**Realtor Information**

List Agent:	Barbara Dumbaugh	List ID:	Barbara	List Phone:	941-388-4447	List Cell:	941-350-3743
List Email:	<a href="mailto:barbara@newhomeadvice.com">barbara@newhomeadvice.com</a>	CoList ID:		List Fax:	941-388-3041	CoList Cell:	
CoList Name:		Office Address:	61 S Blvd Of Presidents Azure & St	CoList Phone:		Office Phone:	941-388-4447
Office Name:	Michael Saunders & Company	Office City/St/Zip:	Sarasota, FL 34236-1423	Possession:	Immediately	Office Fax:	941-388-3041
Office ID:	SNDR04	Rep:	Single Agent	Limited Service:	N	Call Center:	941-308-7777
List Type:	ER	Terms:		NonRep:	N	Range Price:	N
Internet Ok:	Y	IDX Address Display:	Y	Previous LP:	\$875,000	Price Change Date:	
Listing Date:	05/25/2007	Original LP:	\$950,000	MLS Only:	N	PDOM:	
Pending Date:		Contract Date:		Expiration Dt:	W/D Date/Cond:		
Sold Date:		Sold Price:		DOM:			
SP/SqFt:		LP/SP Ratio:		LP % Change:	-5.37%	SP/Tax Mkt Value Ratio:	
Showing:	Contact Call Center	Non Rep Comp:	3.0	Owner Name:	DUMBAUGH		
Buyer Comp:	3.0	Trans Comp:	3.0	Seller Credit:		Owner Phone:	
Selling Agent:		Sold Finance:		Bonus:			
Selling Office:							
Sold Remarks:							
Directions:	S. Palm Avenue between Mound and Ringling, across from Selby Gardens						

Agent Private Remarks: Owner financing available

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).

**MLS#: 358904 475 ACACIA DR Sarasota, FL 34234**



Area: 31 Status: A List Price: \$1,395,000  
 County: Sarasota Map Letter/#: F/5 Low List Price:  
 Beds: 4 / 4 Unit #: ADOM: 247  
 Full Bath: 4 Total SqFt: SqFt Living Area: 3,675 / Apprsl  
 Half Bath: Pool: YP LP/SqFt: \$379  
 #Cov Park/Desc: 3 / DetGar Waterfront Y/N: N YB/Cond: 1935 / UPD  
 Virtual Tour: <http://www.pix360.net/pix360.html?mls=358904>

Fabulous Ringling Era Spanish Mediterranean Estate w/ Guest House & Wine Cellar. Half acre gated property steps to Bay, Ringling Museum & 5 min to downtown. Extensively updated - refinished wood floors, new windows, plumb, electric & sound. Granite kitchen counters & top of line appliances. Two spacious owner's suites, the 2nd floor suite w/ office & balcony add modern amenities w/ vintage charm. Extensive pavers & 48' x 17' pool, imported from Italy. \$75K in landscape & outdoor cooking area.

**Land and Site Information**

Subdivision: Sapphire Shores Community: Neighborhood:  
 Property ID: 2001-12-0039 Subdivision Code: 405 Sec/Twn/Rng: 1 / 36 / 17 Zoning: RSF2  
 Legal: LOT 24 LESS E 15 FT THEREOF & AL L LOT 25 BLK C SAPPHIRE SHORES OR Book/Page: 01/153 Rear Exp: N  
 Lot SqFt: 20,503 Acre: Half< Lot Dim: Lot Desc: Irregular  
 Water Desc: Water Supply: Central Water, Sprinklers, Well Sewer: CentSwr  
 Water View: Builder: Model:  
 Water Access:

**Interior Information**

Approximate Dimensions  
 Living Rm: 26x18 Kitchen: Main Bed: 16x14 5 Bed: Screen Porch: 12x8  
 Great Rm: Breakfast: 2 Bed: 14x14 Bonus Rm: Laundry/Util: 8x5  
 Dining Rm: Den: 3 Bed: 14x10 Media Rm: 20x16 # Ceiling Fans: 6  
 Family Rm: 20x18 Office: 16x15 4 Bed: 16x13 Fla Rm: FP/FP Desc: Y / Wood  
 Bed Desc: Main Bedroom Main Level, Main Bedroom UpsMain Bath Desc: Spa/Hydro Massage Tub, Dual Sinks, Bidet, Separate Floor Desc: Wood, Ceramic, Carp  
 Cooling: Zoned Heating: Heat Pump Energy: Thermal Windows  
 Other Area: Bonus Room, Den, Family Room, Guest House Separate, Media Room, Office/Library, Unscreened Porch/Lanai, StorLiving Area: Main Level  
 Equipment: Auto Garage Door Opener, Disposal, Intercom, Laundry Tub, Convection Oven, Gas Range, Refrigerator, Smoke Detectors, Gas Cooktop, Washer, Wine Refrigeration, Wired for Sound System, Wired Speakers, Satellite Dish, Dishwasher, Dryer  
 Interior Features: Bath Updated, Crown Molding, Wood Cabinets, Window Coverings, Dry Bar, Kitchen Updated, Natural Stone Counters, Separate Dining Rm, Skylight, Solid Surface Counter, Walk-In Closets, Wet Bar

**Exterior Information**

Architectural Style: Spanish/Mediterranean Construction: Concrete Block/Stucco, Concrete Block, Stucco Over Fr Roof: Barrel Tile  
 Other Parking: Other Window Desc: Double Hung  
 Pool Dimensions: 48x16 Pool Desc: In Ground, SaltWater, Equipment Included  
 Exterior Features: French Doors, Fruit Trees, Open Patio, Private Setting, Some Trees, Outdoor Kitchen, Fence

**Community Information**

Community Features:  
 HOA Maint Fee Includes:  
 HOA Fee Required: N HOA Fee: HOA Pay Sched: Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* Emma Booker / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$4,854 Tax Year: 2006 Tax Desc: City-County, Homestead Exemption  
 Annual CDD: Other Annual: Special Assessment: Furnished: Unfurnished  
 Spec Info: Appraisal Available, Survey Available, Home Warranty Provided, Lead Paint Disclosure Required, Seller Property Disclosure Available, Flood Insurance Re

**Realtor Information**

List Agent: Jeff Weller Lister ID: JAW2247 Lister Phone: 941-388-4447 Lister Cell: 941-266-8206  
 Lister Email: [jeffweller@michaelsaunders.com](mailto:jeffweller@michaelsaunders.com) Lister Fax: 941-351-6759  
 CoList Name: Betty Weller CoList ID: BW8773 CoList Phone: 941-388-4447 CoList Cell: 941-266-8204  
 Office Name: Michael Saunders & Company Office Address: 61 S Blvd Of Presidents Azure & St Office Phone: 941-388-4447  
 Office ID: SNDR04 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34236-1423 Office Fax: 941-388-3041  
 List Type: ER Terms: Conven Possession: Negot Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N NonRep: N Range Price: N  
 Listing Date: 08/03/2007 Original LP: \$1,395,000 Previous LP: MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP %Change: SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center, Gate Code Required, Lister Accompany, Sched W/List Agt  
 Buyer Comp: 3.0 Trans Comp: 3.0 Non Rep Comp: 3.0 Owner Name: ON FILE  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:

Directions: 3 BLOCKS SOUTH OF RINGLING MUSEUM, 1/2 BLOCK WEST ON ACACIA  
 Agent Private Remarks: Easy to Show M-F 10:00 am-5:00 pm. After 5:00 & Weekends w/ 24 hr notice.

**MLS#: 375467 250 BIRD KEY DR SARASOTA, FL 34236**



Area: 71	Status: A	List Price: \$3,950,000
County: Sarasota	Map Letter/#: F/9	Low List Price:
Beds: 5 / 5	Unit #: ADOM: 60	
Full Bath: 4	Total SqFt: 6,100	SqFt Living Area: 5,430 / Bld/Arct
Half Bath: 1	Pool: YP	LP/SqFt: \$727
#Cov Park/Desc: 2 / AttGar	Waterfront Y/N: Y	YB/Cond: 1973 / UPD

Virtual Tour: <http://www.srqvm2.com/250birdkey/mov.html>

When you enter this dramatic completely renovated contemporary home, built in the style of the Sarasota School of Architecture, and featured in 3 prestigious architectural design magazines, the walls of glass will amaze you. Among the many recent changes made by the current owners is the addition of an unbelievable 750 sq. ft. Poggenpohl Gourmet kitchen and a new master bath that is, literally, a work of art. Ideally placed on a large pie-shaped lot w/circular drive, mature landscaping & well-stocked Koi pond, there is an unexpected feeling of intimacy inside.

**Land and Site Information**

Subdivision: Bird Key	Community:	Neighborhood:
Property ID: 2012-04-0024	Subdivision Code: 264	Sec/Twn/Rng: 25 / 36 / 17
Legal: LOT 38 BLK 3 BIRD KEY SUB		OR Book/Page: 11/20
Lot SqFt: 25,604	Acre: Half-<1	Lot Dim:
Water Desc: Bay, Seawall/Bulkhead, Canal, Salt Water		Water Supply: Central Water
Water View: Canal View, Partial Bay View, Water		Builder:
Water Access: Boat Hoist / Davit, No Bridges to Bay, Private Dock		Sewer: CentSwr
		Zoning: RSF1
		Rear Exp: W
		Model:

**Interior Information**

**Approximate Dimensions**

Living Rm: 20x18	Kitchen:	Main Bed: 19x16	5 Bed: 18x14	Screen Porch:
Great Rm:	Breakfast:	2 Bed: 14x14	Bonus Rm:	Laundry/Util:
Dining Rm: 14x12	Den: 19x12	3 Bed: 14x14	Media Rm:	# Ceiling Fans: 3
Family Rm: 24x16	Office:	4 Bed: 15x12	Fla Rm:	FP/FP Desc: N
Bed Desc: Main Bedroom Main Level		Main Bath Desc: Separate Tub/Shower		Floor Desc: Marble/Stone
Cooling: Central Electric		Heating: Central Electric		Energy: Natural Gas
Other Area: Office/Library				Living Area: Main Level

**Equipment:** Convection Oven, Disposal, Dryer, Gas Range, Laundry Tub, Microwave Oven, Refrigerator, Auto Garage Door Opener, Gas Cooktop, Dishwasher, Security System Owned, Smoke Detectors, Trash Compactor, Washer, Wine Refrigeration, Satellite Dish

**Interior Features:** Bath Updated, Breakfast Bar, Breakfast Area Separate, Cathedral/Vaulted Ceilings, Comb Kitchen/Family Room, Eat-In Kitchen, Dry Bar, Foyer Entry, Kitchen Updated, Natural Stone Counters, Wood Cabinets, Pantry, Separate Dining Rm, Utility In Living Area, Walk-In Closets, Window Coverings

**Exterior Information**

**Architectural Style:** 2 Plus Stories, Contemporary **Construction:** Concrete Block/Stucco **Roof:** Other

**Other Parking:** Circle **Window Desc:** Impact Resistant

**Pool Dimensions:** **Pool Desc:** Concrete, Equipment Included, Heated, In Ground, Spa/Hot Tub

**Exterior Features:** Fence, Open Patio, Private Setting, Sliding Glass Doors, Some Trees

**Community Information**

**Community Features:** Buyer Approval Required, Mandatory Homeowners Assoc

**HOA Maint Fee Includes:** Common Grounds, Security

**HOA Fee Required:** Y **HOA Fee:** \$400 **HOA Pay Sched:** 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:** \$26,187 **Tax Year:** 2007 **Tax Desc:** City-County, Homestead Exemption

**Annual CDD:** **Other Annual:** **Special Assessment:** **Furnished:** Unfurnished

**Spec Info:** Flood Insurance Required, Hoa Disclosure Available, Lead Paint Disclosure Required, Seller Property Disclosure Available, Subdivision Restrictions Available

**Realtor Information**

<b>List Agent:</b> Beverly Rabalais	<b>Lister ID:</b> 22834137	<b>Lister Phone:</b> 941-308-7777	<b>Lister Cell:</b> 941-320-8935
<b>Lister Email:</b> <a href="mailto:bcrabalais@aol.com">bcrabalais@aol.com</a>		<b>Lister Fax:</b> 941-388-3041	
<b>CoList Name:</b> John August	<b>CoList ID:</b> JAUGUST	<b>CoList Phone:</b> 941-308-7777	<b>CoList Cell:</b> 941-320-9795
<b>Office Name:</b> Michael Saunders & Company	<b>Office Address:</b> 61 S Blvd Of Presidents Azure & St	<b>Office Phone:</b> 941-388-4447	
<b>Office ID:</b> SNDR04	<b>Rep:</b> Single Agent	<b>Office City/St/Zip:</b> Sarasota, FL 34236-1423	<b>Office Fax:</b> 941-388-3041
<b>List Type:</b> ER	<b>Terms:</b> CashOnly, Conventional I	<b>Possession:</b> Negot	<b>Call Center:</b> 941-308-7777
<b>Internet Ok:</b> Y	<b>IDX Address Display:</b> Y	<b>Limited Service:</b> N	<b>Range Price:</b> N
<b>Listing Date:</b> 02/06/2008	<b>Original LP:</b> \$3,950,000	<b>Previous LP:</b>	<b>Price Change Date:</b>
<b>Pending Date:</b>	<b>Contract Date:</b>	<b>Expiration Dt:</b>	<b>W/D Date/Cond:</b>
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>DOM:</b>	<b>CDOM:</b>
<b>SP/SqFt:</b>	<b>LP/SP Ratio:</b>	<b>LP % Change:</b>	<b>SP/Tax Mkt Value Ratio:</b>
<b>Showing:</b> Contact Call Center			<b>PDOM:</b>
<b>Buyer Comp:</b> 3.0	<b>Trans Comp:</b> 3.0	<b>Non Rep Comp:</b> 3.0	<b>Owner Name:</b> OF RECORD
<b>Selling Agent:</b>	<b>Seller Credit:</b>	<b>Owner Phone:</b>	
<b>Selling Office:</b>	<b>Sold Finance:</b>		
<b>Sold Remarks:</b>	<b>Bonus:</b>		

**Directions:** Bird Key Drive past N. Warbler to first house on right.

**Agent Private Remarks:**

**MLS#: 356970 3531 WHITE Sarasota, FL 34242**



Area: 83	Status: A	List Price: \$2,999,000
County: Sarasota	Map Letter/#: F/10	Low List Price:
Beds: 4 / 5	Unit #:	ADOM: 268
Full Bath: 4	Total SqFt:	SqFt Living Area: 5,700 / Bld/Arct
Half Bath: 2	Pool: YP	LP/SqFt: \$526
#Cov Park/Desc: 3 / AttGar	Waterfront Y/N: Y	YB/Cond: 2006

Very privately situated on wide, deep & aquamarine Hanson Waterway, opening directly to the bay and the Gulf of Mexico. Brand new & designed to appeal to the leisure lifestyle of today's buyer. Beautifully detailed stonework, ironwork & millwork. Travertine floors, luxurious kitchen w/double SubZero, dishwashers, ovens. Furniture caliber cabinetry with butler's pantry, breakfast bar. Casual dining area & formal dining room. Large and Luxe master suite on main living level. Media room. Guest suite. Large billard room w/wet bar. Summer kitchen w/ living level pool/spa. 3/6 car side entry garage.

**Land and Site Information**

Subdivision:	Community:	Neighborhood:
Property ID: 2019-11-0010	Subdivision Code:	Sec/Twn/Rng: 36 / 36 / 17
Legal: LOT 7 BLK 20 TOGETHER WITH LANDS LYING BETWEEN LOT Y HANS	OR Book/Page: A/38	Zoning: RSF1
Lot SqFt: 13,900	Acre: Half<	Lot Dim:
Water Desc: Canal	Water Supply: Central Water, Irrigation Meter	Sewer: CentSwr
Water View: Canal View	Builder:	Model:
Water Access: No Bridges to Bay, Private Dock, Sailboat Water		

**Interior Information**

**Approximate Dimensions**

Living Rm: 19x17	Kitchen: 30x15	Main Bed: 24x16	5 Bed:	Screen Porch: 16x12
Great Rm:	Breakfast:	2 Bed: 17x14	Bonus Rm:	Laundry/Util: 9x8
Dining Rm: 17x13	Den: 17x17	3 Bed: 19x16	Media Rm:	# Ceiling Fans:
Family Rm: 36x17	Office:	4 Bed: 14x13	Fla Rm: 30x20	FP/FP Desc: Y / Gas

Bed Desc: 1 Bedroom Main Level, Main Bedroom Main L  
 Main Bath Desc: Bidet, Dual Sinks, Separate Tub/Shower, Spa/Hydro  
 Cooling: Central Electric, Zoned Heating: Central Electric, Zoned  
 Other Area: Den, Media Room  
 Equipment: Auto Garage Door Opener, Central Vacuum, Gas Cooktop, Intercom, Laundry Tub, Microwave Oven, Refrigerator, Separate Oven(s), Smoke Detectors, Washer, Wired for Sound System, Wired for Computer, Disposal, Dryer, Dishwasher  
 Interior Features: Breakfast Bar, Cathedral/Vaulted Ceilings, Crown Molding, Elevator, In Wall Pest Guard System, Natural Stone Counters, Walk-In Closets, Wet Bar, Wood Cabinets

**Exterior Information**

Architectural Style: Spanish/Mediterranean	Construction: Concrete Block/Stucco	Roof: Barrel Tile
Other Parking: Side Rear Garage Entry	Window Desc: Sliding	
Pool Dimensions:	Pool Desc:	
Exterior Features: Fence, Outdoor Shower, Private Setting		

**Community Information**

Community Features:  
 HOA Maint Fee Includes:  
 HOA Fee Required: N HOA Fee: HOA Pay Sched: Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* Phillippi / Brookside / Sarasota \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$36,324	Tax Year: 2007	Tax Desc: City-County	Furnished: Unfurnished
Annual CDD:	Other Annual:	Special Assessment:	
Spec Info: Flood Insurance Required, Survey Available			

**Realtor Information**

List Agent: Linda Dickinson	List ID: 36746856	List Phone: 941-388-4447	List Cell: 941-350-3304
List Email: <a href="mailto:lindadickinson@michaelsaunders.com">lindadickinson@michaelsaunders.com</a>		List Fax: 941-388-3041	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms:	Possession: Immed	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price: N
Listing Date: 07/13/2007	Original LP: \$3,475,000	Previous LP: \$3,475,000	MLS Only: N
Pending Date:	Contract Date:	Expiration Dt:	Price Change Date:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP % Change: -13.70%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: MICHAEL S NICHOLSON
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		
Sold Remarks:			
Directions: Siesta Drive to White Lane S. to 3531 or Higel to Faubel E. to 3531 White Lane.			
Agent Private Remarks:			

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).

**MLS#: 376958 1800 BENJAMIN FRANKLIN Dr # A302 Sarasota, FL 34236**



Area:	72	Status:	A	List Price:	\$1,250,000
County:	Sarasota	Map L/#:	B/9	Low List Price:	
Bedrooms:	2 / 3	Unit #:	A302	ADOM:	44
Full Bath:	3	Pool Y/N:	YC	SqFt Liv Area:	1980 / Tax
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	2,700
#CovPark/Desc:	1 / AttGar	Furnished:	Unfurnished	LP/SqFt:	\$631
#UnCovPark:		MinLse/Yr:	3 Months / 4	YB/Cond:	1996 / UPD
Pets/#/Size:	Y / 2 / Large	Unit Level:	3RD	Eff:	N
Virtual Tour:	<a href="http://www.vr24.net/flash/376958">http://www.vr24.net/flash/376958</a>				

Gorgeous 2 BR and den or 3rd BR/media room. Corner unit has floor to ceiling windows with views of Sarasota Bay & skyline, lush greenery of Lido Park and the Gulf of Mexico. Marble & euro tile. Custom bamboo flooring. Large master suite and split plan guest suite. Terrace access from every room. Granite counters - updated baths. Olympic pool/spa, HarTru tennis courts, fitness center, sandy beach, game room and more. GREAT VALUE.

**Land and Site Information**

Condo Name:	L Elegance	Community:		Neighborhood:	
Property ID:	2017-10-4017	Condo Code:	L Elegance	Sec/Twn/Rng:	35 / 36 / 17
Legal:	UNIT A-302 L'ELEGANCE ON LIDO BE ACH			Zone:	RMF
Lot SqFt:	0	Security Features:	Complex Secured, Elevator Secured, Enterphone Entry, Garage Secured, Guard At Gate, Lobby Secure		
Water Desc:	Gulf Front			View Exposure:	SW
Unit View:	Partial Gulf View, City View, Preserve			Builder:	Yale Properties
Water Access:	Private Beach			Model:	Brighton

**Interior Information**

Approximate Dimensions -			
Living Rm:	27x18	Kitchen:	18x9
Great Rm:		Breakfast:	
Dining Rm:		Den:	13x11
Family Rm:		Office:	
Bedroom Desc:	Main Bedroom Main Level, Split Plan		
Equipment:	Dishwasher, Disposal, Dryer, Electric Cooktop, Laundry Tub, Microwave Oven, Refrigerator, Separate Oven(s), Smoke Detectors, Washer, Wired for Sound System, Wired Speakers, Wired for Computer		
Interior Features:	Bath Updated, Kitchen Updated, Breakfast Area Separate, Combo Living/Dining Rm, Crown Molding, Eat-In Kitchen, Elevator, Foyer Entry, Natural Stone Counters, Utility In Living Area, Wood Cabinets, Walk-In Closet(S), Window Coverings		

Main Bed:	20x14	Balcony:		Screen Porch:	
2 Bed:	13x10	Bonus Rm:		Laundry/Util:	
3 Bed:		Media Rm:		# Ceiling Fans:	3
4 Bed:		Fla Rm:		FP/FP Desc:	N
Main Bath Desc:	Dual Sinks, Separate Tub & Shower		Floor Desc:	Marble/Stone, Other	
			Energy:	Central Heat/Cool	
			Living Area:	Main Level	

**Exterior Information**

Architectural Style:	High-Rise	Construction:	Concrete Block/Stucco	Roof Responsibility:	Condo
Other Parking:		Window Desc:	Double Hung, Sliding		
Exterior Features:	Open Patio, Trash Chute				

**Community Information**

Amenities: BBQ/Picnic, Elevator, Fitness, Kitchen, Meeting Room, Other, Pool, Pool Heated, Sauna, Spa/Hot Tub  
 Restrictions: No Corporate Buyers, No Exterior Alterations, No Trucks/Rvs  
 Approval: Application Fee, Buyer Approval Required  
 Miscell: Cable Tv, Common Grounds, Landscape/Lawn, Manager, Pest Control Outside, Private Road, Public Insurance, Recreational Facilities, Reserve  
 Schools Elem/Middle/High: \* Southside / Booker / Booker \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Prop Tax:	\$14,555	Tax Year:	2007	Tax Desc:	City-County	Annual CDD:	
Condo Fee:	\$2,301	Condo Fee Pay Schedule:	Quarterly	Buyer App Fee:	100	Other Annual Fee:	
Special Assessment:		Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:	Seller Property Disclosure Available						
Management:	On Site	Mgmt Co:	Argus	Mgmt Co Phone:	941-388-1819		

**Realtor Information**

List Agent:	Jacquelyn Hendrix	Lister ID:	JLH8738	Lister Phone:	941-518-1821	Lister Cell:	941-518-1821
Lister Email:	<a href="mailto:jacquiehendrix@gmail.com">jacquiehendrix@gmail.com</a>	CoList ID:		Lister Fax:	941-847-0780	CoList Cell:	
CoList Name:		Office Address:	61 S Blvd Of Presidents Azure & St	CoList Phone:		Office Phone:	941-388-4447
Office Name:	Michael Saunders & Company	Office City/St/Zip:	Sarasota, FL 34236-1423	Possession:	Negotiable	Office Fax:	941-388-3041
Office ID:	SNDR04	Rep:	Single Agent	Limited Service:	N	NonRep:	N
List Type:	ER	Terms:	Conventional Mtg	Previous LP:	\$1,300,000	MLS Only:	N
Internet Ok:	Y	IDX Address Display:	Y	Expiration Dt:		W/D Date/Cond:	
Listing Date:	02/22/2008	Original LP:	\$1,300,000	DOM:		CDOM:	
Pending Date:		Contract Date:		LP % Change:	-3.85%	SP/Tax Mkt Value Ratio:	
Sold Date:		Sold Price:				PDOM:	
SP/SqFt:		LP/SP Ratio:					
Showing:	Lister Accompany, Sched W/List Agt						
Buyer Comp:	3.0	Trans Comp:	3.0	Non Rep Comp:	3.0	Owner Name:	OF RECORD
Selling Agent:		Seller Credit:		Sold Finance:		Owner Phone:	
Selling Office:		Bonus:					
Sold Remarks:							
Directions:	From St. Armands go South on Ben Franklin Dr. to 1800 - turn right into L'Elegance- South side, 3rd floor.						

**Agent Private Remarks:**

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).



**MLS#: 368049 2530 W BURR OAK CT Sarasota, FL 34232**



Area: 43	Status: A	List Price: \$229,000
County: Sarasota	Map Letter/#: M/10	Low List Price:
Beds: 3 / 3	Unit #:	ADOM: 146
Full Bath: 2	Total SqFt: 1,964	SqFt Living Area: 1,287 / Tax
Half Bath:	Pool: YP	LP/SqFt: \$177
#Cov Park/Desc: 2 / AttGar	Waterfront Y/N: N	YB/Cond: 1987

This well-priced pool home is so clean it SPARKLES! You'll love the tile floors, new carpet, new paint, updated kitchen & baths, private caged pool, fully fenced year. All in a great location - convenient to shopping, schools, 175; community park with tennis, basketball, meeting rooms and many activities.

**Land and Site Information**

Subdivision: Colonial Oaks	Community:	Neighborhood:
Property ID: 0064-15-0031	Subdivision Code: 132	Sec/Twn/Rng: 36 / 36 / 18
Legal: LOT 1329 COLONIAL OAKS UNIT 22	Lot Dim:	OR Book/Page: 30/23
Lot SqFt: 7,500	Acre: Half<	Lot Desc:
Water Desc:		Water Supply: Central Water
Water View:		Builder:
Water Access:		Sewer: CentSwr
		Zoning: RSF3
		Rear Exp: W
		Model:

**Interior Information**

<b>Approximate Dimensions</b>		
Living Rm: 20x14	Kitchen: 12x8	Main Bed: 15x13
Great Rm:	Breakfast:	2 Bed: 13x13
Dining Rm: 11x10	Den:	3 Bed: 12x11
Family Rm:	Office:	4 Bed:
Bed Desc: Split Plan		Main Bath Desc:
Cooling: Central Electric		Heating: Central Electric
Other Area: Screened Porch/Lanai		
Equipment: Auto Garage Door Opener, Disposal, Dishwasher, Electric Range, Laundry Tub, Microwave Oven, Refrigerator, Smoke Detectors, Washer		

Interior Features: Cathedral/Vaulted Ceilings, Window Coverings

**Exterior Information**

Architectural Style: Ranch	Construction: Stucco Over Frame	Roof: Asphalt / Fiberglass
Other Parking:	Window Desc: Awning, Sliding, Single Hung	
Pool Dimensions: 14x28	Pool Desc: Caged, In Ground	
Exterior Features: Fence		

**Community Information**

Community Features:  
 HOA Maint Fee Includes: Other  
 HOA Fee Required: Y HOA Fee: \$125 HOA Pay Sched: Annual Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* TATUM RIDGE / MCINTOSH / SARASOTA \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$3,291	Tax Year: 2006	Tax Desc: County
Annual CDD:	Other Annual:	Special Assessment:
Spec Info: Survey Available, Home Warranty Provided, Prior Title Insurance Policy Available, Seller Property Disclosure Available		Furnished: Unfurnished

**Realtor Information**

List Agent: Ruth Robinson	List ID: RUTHR	List Phone: 941-388-4447	List Cell: 941-350-2344
List Email: <a href="mailto:ruthrobinson@michaelsaunders.com">ruthrobinson@michaelsaunders.com</a>		List Fax: 941-388-3041	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms: Conven	Possession: Immed	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price: N
Listing Date: 11/12/2007	Original LP: \$246,000	Previous LP: \$246,000	MLS Only: N
Pending Date:	Contract Date:	Expiration Dt:	Price Change Date:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP %Change: -6.92%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			PDOM:
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: NUTTER
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		

Directions: Cattleman Road to Colonial Oaks Blvd. (between Bee Ridge & Bahia Vista). Left to W. Burr Oak Ct.; house on right.

Agent Private Remarks:

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).

**MLS#: 378884 455 LONGBOAT CLUB RD # APT 707 LONGBOAT KEY, FL 34228**



Area:	12	Status:	A	List Price:	\$1,425,000
County:	Sarasota	Map L/#:	B/8	Low List Price:	
Bedrooms:	3 / 3	Unit #:	APT 707	ADOM:	20
Full Bath:	3	Pool Y/N:	YC	SqFt Liv Area:	2410 / Tax
Half Bath:		Waterfront Y/N:	Y	Total SqFt:	2,800
#CovPark/Desc:	1 / AttGar	Furnished:	Turnkey Furnished	LP/SqFt:	\$591
#UnCovPark:		MinLse/Yr:	3 Months / 2	YB/Cond:	1990
Pets/#/Size:	N	Unit Level:	7TH	Eff:	N
Virtual Tour:	<a href="http://www.vr24.net/flash/pierre">http://www.vr24.net/flash/pierre</a>				

Magnificent views of the Gulf Bay and golf course from this beautiful condo located behind the gates of the LBK Club on the gulf beaches. Open floor plan with 2 full bedrooms, plus den/office or 3rd. bedroom, and 3 full baths. Turn key furnished, bleached wood floors, 9 foot ceilings & 2 balconys. The Pierre features a 9 story landscaped atrium, 3 hospitality suites, 2 Har-Tru tennis courts, heated pool & spa, exercise facilities, concierge, 24 hr. security & more.

**Land and Site Information**

Condo Name:	Pierre	Community:		Neighborhood:	
Property ID:	0011-16-1041	Condo Code:	Pierre	Sec/Twn/Rng:	21 / 36 / 17
Legal:	UNIT 707 THE PIERRE			Zone:	RMF
Lot SqFt:	0	Security Features:		OR Book/Page:	29/05
Water Desc:	Gulf Front			View Exposure:	W
Unit View:	Full Gulf View, Partial Bay View, Golf Course			Builder:	
Water Access:	Deeded Beach Access			Model:	

**Interior Information**

Approximate Dimensions -

Living Rm:	12x28	Kitchen:	10x22	Main Bed:	17x13	Balcony:		Screen Porch:	
Great Rm:		Breakfast:		2 Bed:	10x13	Bonus Rm:		Laundry/Util:	
Dining Rm:	12x18	Den:		3 Bed:		Media Rm:		# Ceiling Fans:	3
Family Rm:		Office:		4 Bed:		Fla Rm:		FP/FP Desc:	N
Bedroom Desc:	Split Plan	Main Bath Desc:	Dual Sinks, Separate Tub & Shower	Floor Desc:	Carpet, Ceramic, Wood	Energy:	Central Heat/Cool	Living Area:	Main Level

Equipment: Disposal, Dishwasher, Dryer, Microwave Oven, Refrigerator, Smoke Detectors, Washer

Interior Features: Breakfast Bar, Combo Living/Dining Rm, Formica Cabinets, Foyer Entry, Open Plan, Pantry, Utility In Living Area, Walk-In Closet(S), Wet Bar, Window Coverings

**Exterior Information**

Architectural Style:	High-Rise	Construction:	Concrete Block/Stucco	Roof Responsibility:	Condo
Other Parking:	Open Space	Window Desc:	Sliding		
Exterior Features:	Sliding Glass Door, Storm/Security Shutter, Vehicle Wash Area				

**Community Information**

Amenities: BBQ/Picnic, Concierge, Elevator, Fitness, Kitchen, Pool Heated, Sauna, ShuffleBoard, Tennis-Clay/Har-Tru

Restrictions: No Exterior Alterations, No Trucks/Rvs, Restriction-# Vehicles

Condo Fee Includes: Cable Tv, Common Grounds, Landscape/Lawn, Manager, Pest Control Outside, Public Insurance, Recreational Facilities

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

Approval: Application Fee, Buyer Approval Required

Miscell:

**Financial and Special Information**

Gross Prop Tax:	\$15,965	Tax Year:	2007	Tax Desc:	City-County	Annual CDD:	
Condo Fee:	\$3,798	Condo Fee Pay Schedule:	Quarterly	Buyer App Fee:	150	Other Annual Fee:	
Special Assessment:	\$2,000	Other Fees Y/N:		Land Lease/Mo:		Rec Lease/Mo:	
Special Info:	Flood Insurance Required, Seller Property Disclosure Available, Subject to Coastal Construction Control Line						
Management:	Condo Association	Mgmt Co:	Argus	Mgmt Co Phone:	On file		

**Realtor Information**

List Agent:	Mel Goldsmith	Lister ID:	424609	Lister Phone:	941-356-6673	Lister Cell:	941-356-6673
List Email:	<a href="mailto:goldre@comcast.net">goldre@comcast.net</a>	CoList ID:	554678	Lister Fax:	941-387-8643		
CoList Name:	Jan Goldsmith	Office Address:	61 S Blvd Of Presidents Azure & St	CoList Phone:	941-383-6673	CoList Cell:	941-302-0960
Office Name:	Michael Saunders & Company	Office City/St/Zip:	Sarasota, FL 34236-1423	Office Phone:	941-388-4447	Office Fax:	941-388-3041
Office ID:	SNDR04	Rep:	Single Agent	Office Phone:	941-388-4447	Call Center:	941-308-7777
List Type:	ER	Terms:	1031 Exchange, Cash (	Possession:	Negotiable	Range Price:	N
Internet Ok:	Y	IDX Address Display:	Y	Limited Service:	N	Price Change Date:	
Listing Date:	03/17/2008	Original LP:	\$1,425,000	Previous LP:		W/D Date/Cond:	
Pending Date:		Contract Date:		Expiration Dt:		CDOM:	
Sold Date:		Sold Price:		DOM:		PDOM:	
SP/SqFt:		LP/SP Ratio:		LP % Change:		SP/Tax Mkt Value Ratio:	
Showing:	Lister Accompany, Sched W/List Agt	Non Rep Comp:	3	Owner Name:	On File		
Buyer Comp:	3	Trans Comp:	3	Seller Credit:		Owner Phone:	
Selling Agent:		Sold Finance:		Bonus:			
Selling Office:							
Sold Remarks:							
Directions:	Gulf of Mexico Drive to Longboat Club Road to Pierre						

Agent Private Remarks: Will not disappoint your clients - full gulf & partial bay views, golf course, \$20,000.00 assessment paid by seller - new sign, paver drive & sidewalk. 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).

**MLS#: 353024 1418 JOHN RINGLING PKWY Sarasota, FL 34236**



Area: 73 Status: A List Price: \$4,995,000  
 County: Sarasota Map Letter/#: D/9 Low List Price:  
 Beds: 5 / 5 Unit #: ADOM: 310  
 Full Bath: 5 Total SqFt: 7,173 SqFt Living Area: 5,582 / Bld/Arct  
 Half Bath: 3 Pool: YP LP/SqFt: \$894  
 #Cov Park/Desc: 3 / AttGar Waterfront Y/N: Y YB/Cond: 2004

Virtual Tour: <http://www.vr24.net/srq.php?mls=353024> Slide Show: <http://www.sarasotausa.com/lidokey.htm>  
 This spectacular infinity pool blends with the breathtaking expansive Bay views of the city & bridge landscape. This outstanding Italian Renaissance style home is customized for the most quality conscious buyer. Dramatic foyer & two story open formal living area graces the ambiance of class, distinction and uniqueness of superb design. Gourmet kitchen speaks volumes of artistic quality. Marble staircase, bonus room, wet bars and elevator are some of the extras you will appreciate. This is an outstanding pleasure to view and even better pleasure to own. New dock accommodates several boats.

**Land and Site Information**

Subdivision: Lido C Community: Neighborhood:  
 Property ID: 0013-01-0017 Subdivision Code: Sec/Twn/Rng: 27 / 36 / 17 Zoning: RSF2  
 Legal: LOT 7 BLK F LIDO C OR Book/Page: 05/3 Rear Exp: SE  
 Lot SqFt: 12,000 Acre: Half< Lot Dim: 75x162 Lot Desc:  
 Water Desc: Bay Water Supply: Central Water, Sprinklers Sewer: CentSwr  
 Water View: Full Bay View, Water Builder: Todd Johnston Model:  
 Water Access: Boat Hoist / Davit, No Bridges to Bay, Private Dock, Sailboat Water

**Interior Information**

Approximate Dimensions  
 Living Rm: 24x19 Kitchen: 23x13 Main Bed: 24x13 5 Bed: 15x13 Screen Porch:  
 Great Rm: Breakfast: 12x10 2 Bed: 15x11 Bonus Rm: 29x21 Laundry/Util: 9x8  
 Dining Rm: 14x14 Den: Office: 19x13 3 Bed: 16x13 Media Rm: # Ceiling Fans: 11  
 Family Rm: 22x21 Office: 19x13 4 Bed: 16x13 Fla Rm: FP/FP Desc: Y / Gas  
 Bed Desc: 1 Bedroom Main Level, Split Plan Main Bath Desc: Bidet, Dual Sinks, Separate Tub/Shower, Spa/Hydro Floor Desc: Carpet, Ceramic, Marl  
 Cooling: Central Electric, Zoned Heating: Central Electric, Heat Pump Energy: Natural Gas, Thermal Win  
 Other Area: Bonus Room, Den, Family Room, Loft, Office/Library Living Area: Main Level  
 Equipment: Auto Garage Door Opener, Central Vacuum, Dryer, Laundry Tub, Intercom, Microwave Oven, Gas Cooktop, Convection Oven, Gas Range, Refrigerator, Security System Owned, Smoke Detectors, Washer, Wine Refrigeration, Disposal, Dishwasher  
 Interior Features: Breakfast Area Separate, Breakfast Bar, Cathedral/Vaulted Ceilings, Comb Kitchen/Family Room, Crown Molding, Eat-In Kitchen, Elevator, In Wall Pest Guard System, Open Plan, Pantry, Wood Cabinets, Natural Stone Counters, Separate Dining Rm, Tray Ceiling, Utility In Living Area, Walk-In Closets, Wet Bar, Window Coverings

**Exterior Information**

Architectural Style: 2 Plus Stories, Custom, Spani Construction: Concrete Block/Stucco Roof: Barrel Tile  
 Other Parking: Circle Drive Space Other Window Desc: Sliding, Impact Resistant  
 Pool Dimensions: 30x35 Pool Desc:  
 Exterior Features: Fence, French Doors, Open Patio, Some Trees, Sliding Glass Doors, Private Setting, Outdoor Shower, Storm Shutters, Outdoor Kitchen

**Community Information**

Community Features:  
 HOA Maint Fee Includes:  
 HOA Fee Required: N HOA Fee: HOA Pay Sched: 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: \$37,473 Tax Year: 2007 Tax Desc: City-County, Homestead Exemption  
 Annual CDD: Other Annual: Special Assessment: Furnished: Unfurnished  
 Spec Info: Home Warranty Provided, Seller Property Disclosure Available, Survey Available

**Realtor Information**

List Agent: Ethel Lovelace Lister ID: LOVELACE Lister Phone: 941-586-7390 Lister Cell: 941-586-7390  
 Lister Email: [mail@sarasotausa.com](mailto:mail@sarasotausa.com) Lister Fax: 941-349-4333  
 CoList Name: Harvey Lovelace CoList ID: HARVEY CoList Phone: 941-349-3444 CoList Cell: 941-586-6133  
 Office Name: Michael Saunders & Company Office Address: 5100 Ocean Blvd Siesta Key Office Phone: 941-349-3444  
 Office ID: SNDR03 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34242-1693 Office Fax: 941-349-4333  
 List Type: ER Terms: Conven Possession: Negot Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N NonRep: N Range Price: N  
 Listing Date: 06/01/2007 Original LP: \$5,300,000 Previous LP: \$5,300,000 MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP % Change: -5.76% SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center  
 Buyer Comp: 3% Trans Comp: 3% Non Rep Comp: 1% Owner Name: On File  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:  
 Directions: North of St. Armands Circle on John Ringling Pkwy to 1418 John Ringling Pkwy home on Right.  
 Agent Private Remarks:

**MLS#: 364895 7350 CAPTAIN KIDD AVE Sarasota, FL 34231**



Area: 61 Status: A List Price: \$1,999,000  
 County: Sarasota Map Letter/#: H/14 Low List Price:  
 Beds: 3 / 4 Unit #: ADOM: 180  
 Full Bath: 3 Total SqFt: 8,489 SqFt Living Area: 3,685 / Tax  
 Half Bath: 1 Pool: YP LP/SqFt: \$542  
 #Cov Park/Desc: 4 / AttGar Waterfront Y/N: Y YB/Cond: 1958

Virtual Tour: <http://www.mastervt.com/ss/bobhuff/7350capt/index2.html>

Spectacular views await you at this mainland Bayfront Point property. With about 270 degrees views of the waterfront over 200' of sea wall with water on two sides. Canal on the side is currently being dredged and seller has permitted and contracted to have boats lip dredged as well. This 3 bedroom home has a great deal of potential for updating or creation of your New dream bay front estate.

**Land and Site Information**

Subdivision: Buccaneer Bay Community: Neighborhood:  
 Property ID: 0109-15-0011 Subdivision Code: 509 Sec/Twn/Rng: 20 / 37 / 18 Zoning: RSF2  
 Legal: LOT 38 BUCCANEER BAY OR Book/Page: 24/36 Rear Exp: SW  
 Lot SqFt: 15,148 Acre: Half< Lot Dim: Lot Desc: Corner, Cul De Sac  
 Water Desc: Bay, Salt Water, Seawall/Bulkhead Water Supply: Central Water, Well, Well Yard Sewer: CentSwr  
 Water View: Full Bay View Builder: Model:  
 Water Access: Boat Hoist / Davit, Boat Access, No Bridges to Bay, Private Dock

**Interior Information**

**Approximate Dimensions**

Living Rm: 24x18 Kitchen: 16x11 Main Bed: 21x17 5 Bed: Screen Porch:  
 Great Rm: Breakfast: 2 Bed: 24x15 Bonus Rm: Laundry/Util:  
 Dining Rm: 15x14 Den: 20x10 3 Bed: 24x19 Media Rm: # Ceiling Fans:  
 Family Rm: 17x14 Office: 4 Bed: Fla Rm: FP/FP Desc: Y / Wood  
 Bed Desc: Main Bedroom Main Level, Split Plan Main Bath Desc: Dual Sinks, Separate Tub/Shower Floor Desc: Carpet, Ceramic, Woo  
 Cooling: Central Electric Heating: Central Electric Energy:  
 Other Area: Bonus Room, Den, Family Room, Office/Library, Unscreened Porch/Lanai Living Area: Main Level  
 Equipment: Auto Garage Door Opener, Dishwasher, Dryer, Electric Range, Microwave Oven, Refrigerator, Smoke Detectors, Trash Compactor, Washer

Interior Features: Bath Updated, Breakfast Bar, Formica Counters, Formica Cabinets, Great Room, Open Plan, Separate Dining Rm, Walk-In Closets

**Exterior Information**

Architectural Style: 2 Plus Stories Construction: Concrete Block, Stucco Over Frame Roof: Asphalt / Fiberglass  
 Other Parking: Drive Space Window Desc: Casement, Double Hung  
 Pool Dimensions: Pool Desc:  
 Exterior Features: Fruit Trees, Private Setting, Sliding Glass Doors, Some Trees, Wood Decking

**Community Information**

Community Features: Mandatory Homeowners Assoc  
 HOA Maint Fee Includes: Other  
 HOA Fee Required: Y HOA Fee: \$250 HOA Pay Sched: Annual Mgmt Co: Mgmt Co Phone:  
 Schools Elementary/Middle/High: \* GULF GATE / BROOKSIDE / RIVERVIEW \* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$23,162 Tax Year: 2006 Tax Desc: City-County, Homestead Exemption  
 Annual CDD: Other Annual: Special Assessment: Furnished: Unfurnished  
 Spec Info: Flood Insurance Required, Lead Paint Disclosure Required, Seller Property Disclosure Available

**Realtor Information**

List Agent: Robert Huff Lister ID: RH2004 Lister Phone: (941) 780-4016 Lister Cell: 941-780-4016  
 Lister Email: [bobhuff@michaelsaunders.com](mailto:bobhuff@michaelsaunders.com) Lister Fax: 941-388-3041  
 CoList Name: John August CoList ID: JAUGUST CoList Phone: 941-320-9795 CoList Cell: 941-320-9795  
 Office Name: Michael Saunders & Company Office Address: 330 John Ringling Blvd St. Armands Office Phone: 941-388-4447  
 Office ID: SNDR38 Rep: Single Agent Office City/St/Zip: Sarasota, FL 34236 Office Fax: 941-388-3333  
 List Type: ER Terms: CashOnly, Conventional Possession: 30Day, Negotiable, Owner May Lease Back Call Center: 941-308-7777  
 Internet Ok: Y IDX Address Display: Y Limited Service: N NonRep: N Range Price: N  
 Listing Date: 10/09/2007 Original LP: \$2,675,000 Previous LP: \$2,275,000 MLS Only: N Price Change Date:  
 Pending Date: Contract Date: Expiration Dt: W/D Date/Cond:  
 Sold Date: Sold Price: DOM: CDOM: PDOM:  
 SP/SqFt: LP/SP Ratio: LP % Change: -25.28% SP/Tax Mkt Value Ratio:  
 Showing: Contact Call Center  
 Buyer Comp: 3.0 Trans Comp: 3.0 Non Rep Comp: 3.0 Owner Name: ANGERS  
 Selling Agent: Seller Credit: Owner Phone:  
 Selling Office: Sold Finance:  
 Sold Remarks: Bonus:  
 Directions: 41 SOUTH, WEST ON BUCCANEER DR., BEAR TO THE LEFT ON BUCCANEER LANE, LEFT ON CAPTAIN KIDD AVENUE, HOUSE IS ON THE RI  
 Agent Private Remarks: PLEASE ALLOW SELLER 2 HOUR NOTICE, FLOOD INSURANCE REQUIRED.

**MLS#: 375436 5620 GULF Dr Holmes Beach, FL 34217**



Area: 2052	Status: A	List Price: \$2,895,000
County: Manatee	Map Letter/#: B/10	Low List Price:
Beds: 7	Unit #: 61	ADOM: 61
Full Bath: 3	Total SqFt: 6,153	SqFt Living Area: 3,553 / Tax
Half Bath: 2	Pool: N	LP/SqFt: \$814
#Cov Park/Desc: 6 / AttCpt	Waterfront Y/N: Y	YB/Cond: 1970

Virtual Tour: <http://www.srqvm2.com/5620gulfdrive.html>

First time offered on the market! A magical piece of Anna Maria beachfront which has been family owned for almost 40 years. Unique 2 story Keywest w/3 separate apartments, the 1st 2 apartments are 3 bdrms w/fabulous wrap around decks both facing the beach & gulf waters, the 3rd is a 1 bdrm on backend above garage. For those familiar w/Anna Maria this property has been lovingly called "The Quarter Deck" on Gulf Drive. The property is around 17,000+/- sq.ft. w/permitted pilings done in the early nineties to raise the home. Zoning is currently multi-family (3-10 units). Nothing else like this compares

**Land and Site Information**

Subdivision: Holmes Beach	Community:	Neighborhood:
Property ID: 7203300004	Subdivision Code:	Sec/Twn/Rng: 20 / 34S / 16E
Legal: LONG LEGAL	OR Book/Page: 0006/0065	Zoning: A1
Lot SqFt: 17,496	Lot Dim: 72x143	Rear Exp: W
Water Desc: Gulf Front	Water Supply: Central Water	Sewer: CentSwr
Water View: Full Gulf View	Builder:	Model:
Water Access: Private Beach		

**Interior Information**

**Approximate Dimensions**

Living Rm: 17x11	Kitchen: 10x5	Main Bed: 12x12	5 Bed:	Screen Porch:
Great Rm:	Breakfast:	2 Bed: 13x11	Bonus Rm:	Laundry/Util:
Dining Rm: 24x13	Den:	3 Bed: 12x11	Media Rm:	# Ceiling Fans:
Family Rm:	Office:	4 Bed:	Fla Rm:	FP/FP Desc: N
Bed Desc: Main Bedroom Upstairs	Main Bath Desc: Combined Tub/Shower			Floor Desc: Carpet, Vinyl
Cooling: Central Electric	Heating: Central Electric			Energy:
Other Area: Attached Apartment, Florida Room, Unscreened Porch/Lanai				Living Area: Main Level

Equipment: Dishwasher, Dryer, Electric Cooktop, Electric Range, Microwave Oven, Refrigerator, Washer

Interior Features: Comb Living/Dining Room, Open Plan

**Exterior Information**

Architectural Style: 2 Plus Stories, Key West	Construction: Concrete Block, Siding	Roof: Metal
Other Parking:	Window Desc: Jalousie	
Pool Dimensions:	Pool Desc:	
Exterior Features: Outdoor Shower, Private Setting		

**Community Information**

Community Features:

HOA Maint Fee Includes:	HOA Fee:	HOA Pay Sched:	Mgmt Co:	Mgmt Co Phone:
HOA Fee Required:				
Schools Elementary/Middle/High: *	Anna Maria / King / Bayshore			* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$35,593	Tax Year: 2007	Tax Desc: City-County	Furnished:
Annual CDD:	Other Annual:	Special Assessment:	
Spec Info: Flood Insurance Required, Lead Paint Disclosure Required, Seller Property Disclosure Available			

**Realtor Information**

List Agent: Carol Aviles	List ID: 468904	List Phone: 941-388-4447	List Cell: 941-356-6777
List Email: <a href="mailto:csaviles@aol.com">csaviles@aol.com</a>		List Fax:	
CoList Name:	CoList ID:	CoList Phone:	CoList Cell:
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms:	Possession: Negot	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N	Range Price: N
Listing Date: 02/05/2008	Original LP: \$2,895,000	Previous LP:	Price Change Date:
Pending Date:	Contract Date:	Expiration Dt:	W/D Date/Cond:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP %Change:	PDOM:
Showing: 24 Hour Notice, Contact Call Center, Lister Accompany, Tenant Occupied			
Buyer Comp: 3%	Trans Comp: 3%	Non Rep Comp: 0	Owner Name: On File
Selling Agent:	Seller Credit:	Sold Finance:	Owner Phone:
Selling Office:	Bonus:		
Sold Remarks:			
Directions: Manatee Avenue West to Beach-turn Right on Gulf Drive-follow to 5620.			
Agent Private Remarks:			

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).