



A3897990 5341 GULF OF MEXICO DR, LONGBOAT KEY

County: Manatee County Zip Code: 34228 Unit #: Status: Active
 Grid: B3 Sub. Name: LONGBOAT KEY List Price: \$4,999,000
 Beds: 7 Baths: 6/2 SqFt Heated: 6,399 Low Price:
 Pool: Y - Heated Pool, In Ground Year Built: 1963
 Property: Two Story Single Family Home MH Width:
 Total Acreage: 1/2 Acre to 1 Acre Total Building Sq Ft: ADOM: 8
 Water: Y Type/Name: Beach / Beach Acc Deed,Gulf Access / GULF OF ME CDOM: 8
 Location: Coastal Constr Ctrl Lnn, Flood Zone

Virtual Tour: <http://www.pix360.com/pix360.html?mls=344591>

Truly one of the most unique properties and charming properties on Longboat Key and the west coast of Florida. A rare opportunity and a short distance to Sarasota...city of arts and culture. The Ragland-Lewis estate is an unprecedented enclave consisting of the main house with 28 French doors and wooden shutters, Carriage house, 3 garages, pool and the beach cottage with 100ft of white sandy beach and the turquoise waters of the Gulf of Mexico just steps away. The foliage and setback offers privacy for the most discerning buyer. This home has been lovingly created over the past 15 years. Offered turnkey furnished with some exclusions. Sarasota airport just 30 minutes away. The secluded hideaway is perfect for a family compound. This property offers old world charm with beach cottage chic. Income producing.

Land, Site and Tax Information

SE/TP/RG: 25-35-16 Subdivision #: 7926 Section #: Block/Parcel: Front Exposure: East
 Tax ID: 7992810007 Alt.Key/Folio#: Additional Parcel: Mill Rate: Lot #: 28
 Taxes: \$35,509.00 Tax Year: 2007 Homestead: Other Exemptions: CDD: N Annual CDD Fee:
 Legal Description: TRACT 28 LYING W OF GULF OF MEXICO DR INCL RIP RTS A SUB ON LONGBOAT KEY P1#79928.1000/7
 Ownership: Fee Simple Complex/Community Name: OR Book/Page: 1391/5632
 MH Make: Zoning:R3MX Future Land Use: Zoning Comp.: Min Lease: Lease # Per Year:
 Lot Dimensions: Lot Size(Acres): 0.98 Lot Size(SqFt): 42,688 Max Pet Weight:
 Waterfront Name: GULF OF MEXICO WaterFront Type: Frontage/ Beach,Beach Acc Deed,Gulf Access,Gulf Front Water View: Gulf Full
 Waterfront Extras: Water Frontage: 100

Interior Information

Living Room: 30X40 Master Br.: 25x15 5th Bedroom: Great Room: SqFt Source: Owner Provided
 Family Room: 2nd Bedroom: Studio: Air Conditioning: Central
 Kitchen: 16x20 3rd Bedroom: Dinette: Heat & Fuel: Central
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Carpet,Other
 Fireplace: Y - Wood Burning Fireplace Balcony/Porch Security System: Owned
 Utilities Data: Cable Connected,Public Municipal Water,Public Utilities
 Interior Layout:
 Interior Features: Furnished,Solid Surface Counters
 Master Bath: Bidet, Tub with Separate Shower Stall
 Appliances Incl: Dishwasher,Disposal,Dryer,Hot Water Electric,Microwave,Microwave Hood,Oven,Range,Refrigerator,Washer
 Kitchen: Island Additional Rooms: Inside Utility,Office / Den / Library

Exterior Information

Ext. Construction: Block,Stucco Style: Courtyard,Custom Pool: Heated Pool,In Ground
 Exterior Features: Balcony/Sun Deck,Patio/Porch Open
 Garage/Carport: 3+ Car Garage,Attached Roof: Tile

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:

HOA Fee Required: N HOA Fee: HOA Payment Schedule: Mo.Maint.\$(addition to HOA):
 Elementary School: Anna Maria Elementary Middle School: W.D. Sugg Middle High School: Bayshore High

Realtor Info

List Agent: MAUREEN HORN / STEPHEN HORN Agent ID: 281505184/ 266508119 Agent Direct: 941-539-3384
 Sales Team: E-mail: maureenhorn@prudentialpalmsrealty.com Agent 2 Phone: 941-306-7237
 Office: PRUDENTIAL PALMS REALTY Office ID: 281505093 Agent Fax:
 List Date: 11/11/2008 Original Price: \$4,999,000 LP/SqFt: \$781.22 Agent Pager/Cell: 941-539-3384
 Contract: Previous Price: SP/SqFt: Office Phone: 941-387-8100
 Exp. Clsg Date: Price Change: LP/SP Ratio: Office Fax: 941-387-8155
 Sold Date: Sold Price: Owner: ON FILE Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Not Applicable
 Withdrawn: Days to Closed: Expiration Date: Call Center #: 888-684-0123
 Sold by: Office:
 Management Comp Info: Financing Avail: Cash,Conventional
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:
 Realtor Info: Lead Paint Disclosure, Other Disclosures-Contact Agen, Seller Property Disclosure, Sold As-Is, Survey Available

Showing Instructions: Appointment Only, Contact Call Center, Listing Agent Must Accompany

Driving Directions: North on Gulf of Mexico Drive to 5341, turn left into property

Realtor Only Remarks: Being sold "as-is" for the convenience of the Seller. Certain aspects and conditions of the property may be non-conforming. Notice is needed for preview of carriage house since property manager lives there. Insurance information, expenses and rental inc www.longboatkeymystique.com