



**A3916762 5341 GULF OF MEXICO DR, LONGBOAT KEY**

County: Manatee County Zip Code: 34228-2009 Unit #: Status: Active  
 Sub. Name: LONGBOAT KEY List Price: \$3,999,000  
 Beds: 7 Baths: 6/2 SqFt Heated: 6,399 Low Price:  
 Private Pool: Y - In Ground, Heated Pool Year Built: 1963  
 Property: Two Story Single Family Home Special Sale: None  
 Total Acreage: 1/2 Acre to 1 Acre Total SqFt: Pets Y/N: ADOM: 198  
 Construction Status: Proj. Comp. Date: CDOM: 563  
 Location: CCCL, Flood Zone

Virtual Tour: <http://www.pix360tour.com/slideviewer.php?id=5341-qomd>

One Million Dollar reduction from June 1, 2010 to July 1, 2010. Seller has business opportunity and wants to move Cash. One-of-a-kind property. Main house, beach guest cottage, carriage house and open heated pool with electronic cover. One acre and 100 ft of prime beach front on the Gulf of Mexico. Rare and grandfathered 3 buildings on beach. Main house renovated in 1993 and 2005. Carriage house 1992 and beach in 1993. This gated and walled/fenced compound offers privacy and only 25 minutes to Sarasota airport. The main house consists of 28 French doors and lovely blue wooden shutters. Casual elegance in the main house with 4 en-suite bedrooms, and library. Beach house has two bedrooms, kitchenette, wood burning fireplace and 1.5 baths. Large covered patio welcomes al fresco dining while watching the sun float to the water. Beautiful mature foliage creates a feeling of serenity and peace far from the outside world. Gulf of Mexico breezes pass through the open house with a second floor terrace off the Master En-suite with Fireplace in addition to three other en-suite bedrooms. Large heated open pool placed between the main house and carriage for optimum seclusion. This south of France or Tuscan ambiance has not been duplicated anywhere on the Gulf coast. Barrel tile roofs, paved brick driveway. Located 15 minutes to world famous St. Armands Circle and Sarasota, a city of arts and culture. Turnkey furnished with some exclusions.

**Land, Site and Tax Information**

SE/TP/RG: 25-35-16 Subdivision #: 7926700 Section #: Block/Parcel: Front Exposure: East  
 Tax ID: 7992810007 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 16.560400 Lot #: 28  
 Taxes: \$26,403.00 Tax Year: 2009 Homestead: N Other Exemptions: N 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: LONGBOAT KEY Book/Page: 0007/0016 Floor #:  
 MH Make: Zoning: R3MX Future Land Use: 0805 Zoning Comp.: Y Min Lease: Lease # Per Year:  
 Lot Dimensions: 100.0X369.0 Lot Size(Acres): 0.85 Lot Size(SqFt): 36,899  
 Water Frontage: Gulf/Ocean Water Access: Beach-Prvt, Gulf/Ocean, Beach/Deed Water Name: GULF OF MEXICO  
 Water View: Gulf/Full, Beach Water Extras: Waterfront Feet: 100

**Interior Information**

Living Room: 30x40 Master Br.: 25x15 5th Bedroom: Great Room: Study / Den:  
 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 - Electric Fireplace Wood Burning Fire/Balcony/Porch Security System: Owned  
 Utilities Data: Cable Connected, Public Municipal Water, Public Utilities  
 Interior Layout: Eating Space in Kitchen, Formal Living Room Separate, Formal Dining Room Separate, Living/Dining Room Combo  
 Interior Features: Furnished, Smoke Alarm(s), Solid Sfc Cntrs, Solid Wd Cabnts, Walk In Closet  
 Master Bath: Bath w Spa/Hydro Massage Tub, Bidet, Dual Sinks, Tub with Separate Shower Stall  
 Appliances Incl: Built In Oven, Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave, Microwave Hood, Range, Refrigerator, Oven, Washer  
 Kitchen: Island Additional Rooms: Inside Utility, Office / Den / Library

**Exterior Information**

Ext. Construction: Block, Stucco Style: Courtyard, Cus Pool: In Ground, Heated Pool  
 Exterior Features: Balcony/Sun Deck, French Doors, Outdoor Lights, Outdoor Shower, Patio/Porch Open, Storage, Trees/Landscaped, Mature Landscaping, Fenced  
 Garage/Carport: 3+ Car Garage, Attached Dimensions: Roof: Tile

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: 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 Agent ID: 281505184 Agent Direct: 941-539-3384  
 Sales Team: E-mail: [maureenhorn@Michaelsaunders.com](mailto:maureenhorn@Michaelsaunders.com) Agent 2 Phone:  
 Office: MICHAEL SAUNDERS & COMPANY Office ID: 281519633 Agent Fax:  
 List Date: 11/16/2009 Original Price: \$4,999,000 LP/SqFt: \$624.94 Agent Pager/Cell: 941-539-3384  
 Contract: Previous Price: \$4,999,000 SP/SqFt: Office Phone: 941-383-7591  
 Exp. Clsg Date: Price Change: 06/01/2010 LP/SP Ratio: Office Fax: 941-387-0333  
 Sold Date: Sold Price: Owner: ON RECORD 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 #: 941-308-7777  
 Sold by: Office:

Management Comp Info: Financing Avail: Assumable - Non Qualify, Conventional  
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:  
 Realtor Info: Lead Paint Discl, Discl-Call Agent, Seller Prop Discl, Sold As-Is, Survey Available

**Confidential Info:**

Showing Instructions: Call Center, LA Accompany, Appt Only  
 Driving Directions: Gulf of Mexico north to 5341 turn west onto property.

**Realtor Only Remarks:** Being sold As-Is for convenience of Seller and Home Warranty will be provided. These homes are well maintained. Owner provided appraisal sq footage. Different from tax record. Inventory list available.