

MARKET ACTIVITY REPORT

Bird Key in Sarasota, FL



Presented by

John August

Florida Real Estate License: SL700170

Work: (941) 388-4447 | Mobile: (941) 320-9795

Main: JohnAugust@MichaelSaunders.com

Agent: www.4SarasotaHomes.com

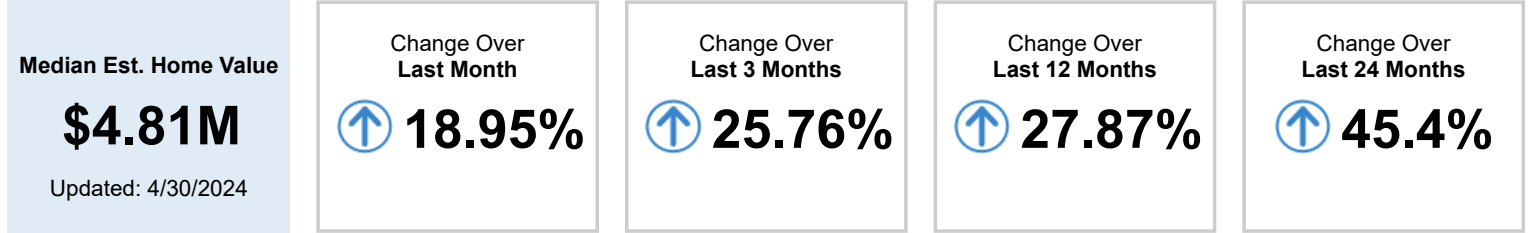
Michael Saunders & Company

61 S. Blvd of the Presidents

Sarasota, FL 34236

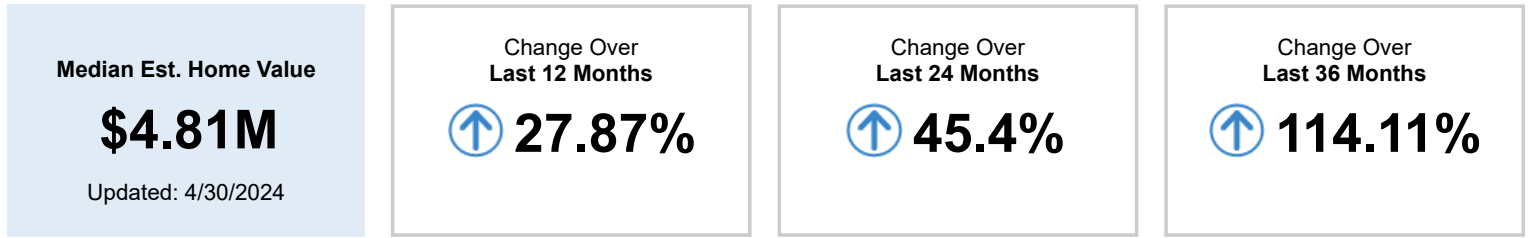
Bird Key in Sarasota, FL

Market Snapshot: Estimated Home Values



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: 12-Month Change in Estimated Value



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: Concentration of Distressed Properties







About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 5/6/2024.

Market Snapshot: Sales Price

<p>Median Sales Price</p> <p>\$1.54M</p> <p>Updated: 4/30/2024</p>	<p>Change Over Last 3 Months</p> <p> 35.16%</p>
---	---

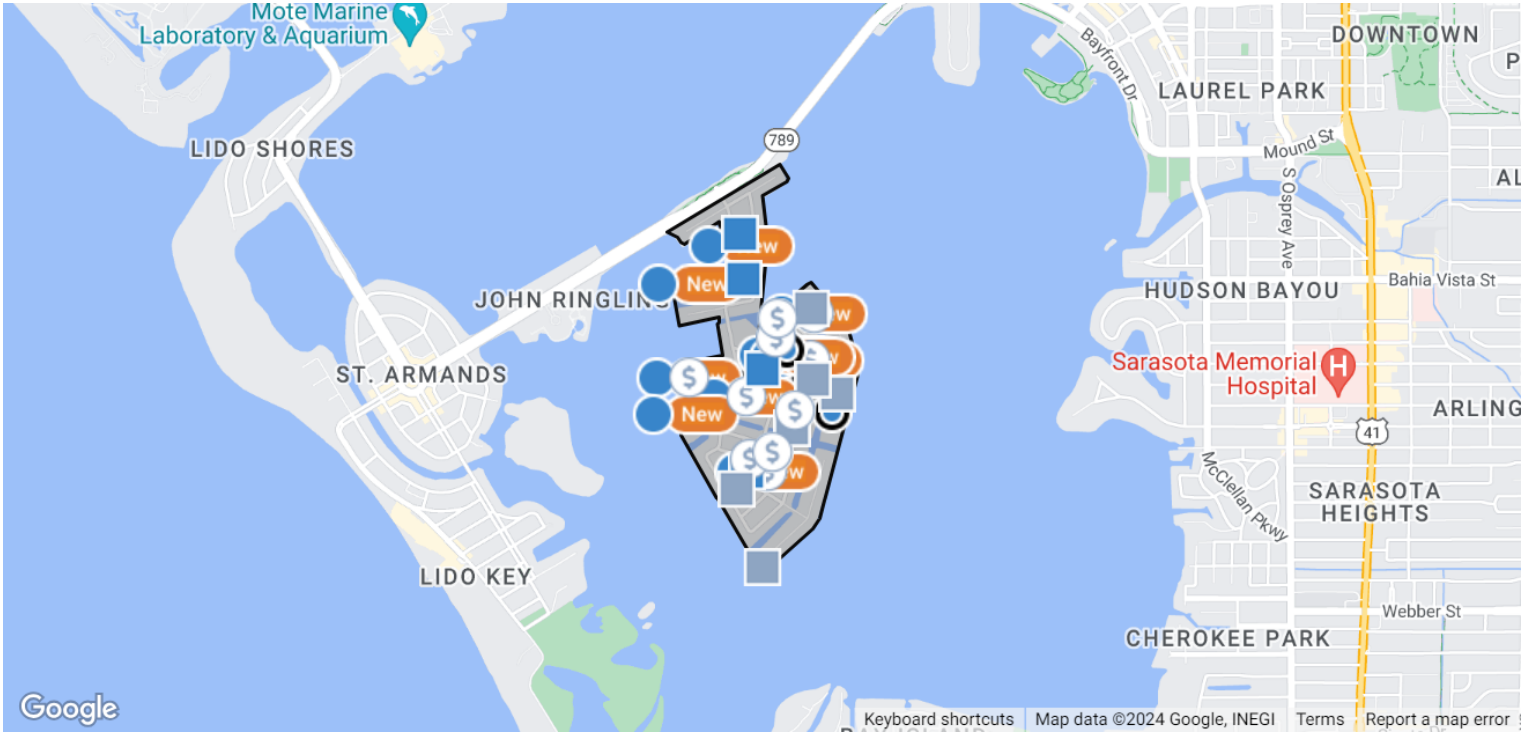
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price


<p>Median List Price</p> <p>\$3.96M</p> <p>Updated: 4/30/2024</p>	<p>Change Over Last Month</p> <p> 0.88%</p>	<p>Change Over Last 3 Months</p> <p> 0.25%</p>	<p>Change Over Last 12 Months</p> <p> 72.55%</p>	<p>Change Over Last 24 Months</p> <p> 1%</p>
--	---	--	---	--

About this data: The Metrics displayed here reflect median list price for **SFR** using **MLS listing** data.

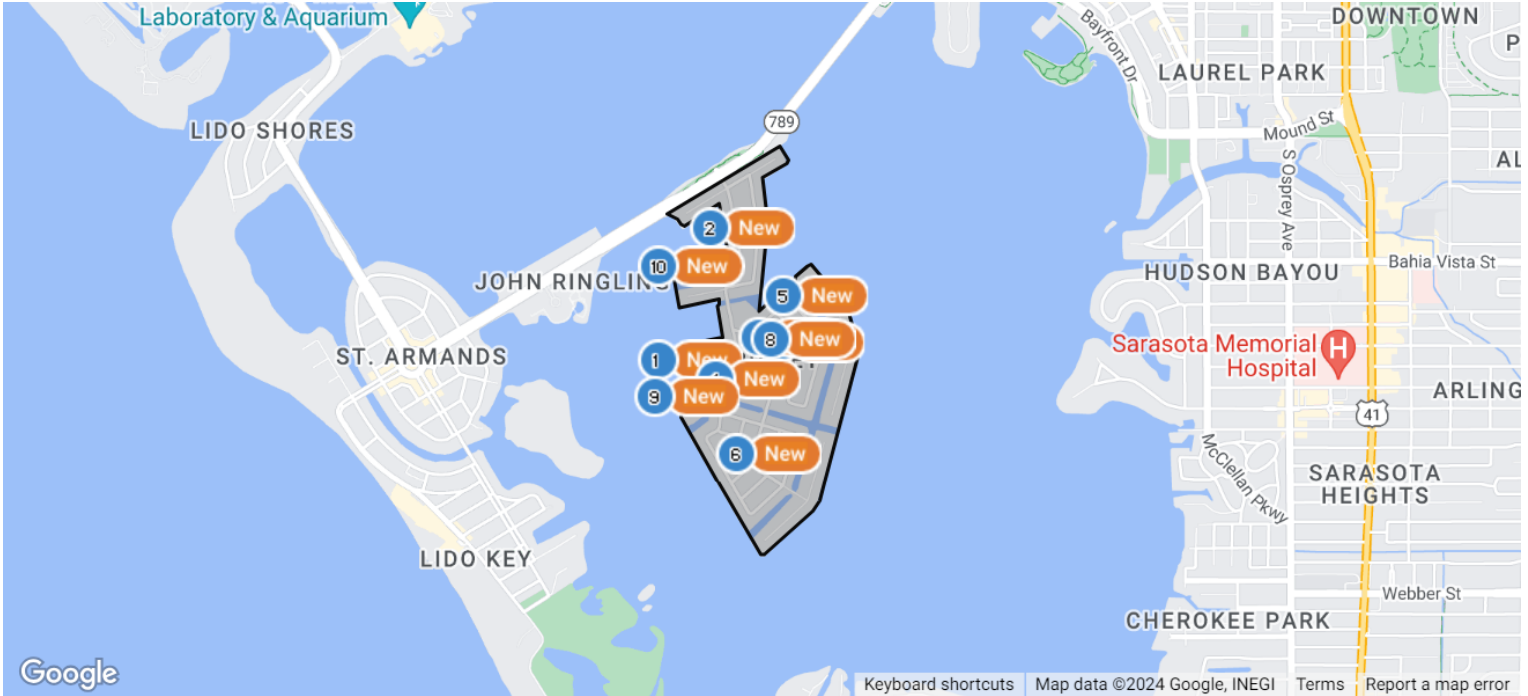
Market Activity Summary Stats



Search Criteria | **Location:** Bird Key in Sarasota, FL; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Distressed, Pending, Closed, Price Change; **Property Types:** Single Family; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Price Changes
Number of Properties	10	6	10	10
Low Price / Value	\$1,995,000	\$1,795,000	\$1,500,000	\$1,795,000
Median Price / Value	\$4,061,000	\$3,975,000	\$2,387,500	\$2,910,000
High Price / Value	\$11,750,000	\$6,700,000	\$11,500,000	\$8,650,000
Average Price / Sq. Ft.	\$1,224	\$1,292	\$1,024	\$1,129
Median Price / Sq. Ft.	\$1,206	\$1,358	\$952	\$1,012
Average Days in RPR	80	156	72	124
Median Days in RPR	86	150	86	115
Total Volume	\$53,781,000	\$22,693,000	\$34,715,000	\$39,383,000

Bird Key in Sarasota, FL



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-----------	--------------------	-------------------



1 ● **Active** • New, Active: 2/27/2024 *MLS ID: A4601285*

340 W Royal Flamingo Dr Single Family 4/7 6,067 sq ft 15,098 2001 2/27/2024 \$8,650,000 \$1,426

Welcome to this impressive 6000-square-foot home on one of Bird Key's favorite streets. 110 feet of expansive west-facing full bay views overlooking Lido Key, the Sarasota Yacht Club, and spectacular sunsets define this amazing residence. Built-in 2001 by its current owner, the residence has 4 en-suite bedrooms with 2 additional full bathrooms plus a powder room and a 3-car side entry garage. Upon entering the home, you are greeted with soaring ceilings and marble tile flooring with walls of windows showcasing the stunning water views. The kitchen is the heart of the home, updated in 2019, boasts a gas Wolf range, Sub-Zero refrigerator and a large island with seating and is open to the family room and additional wet bar. The owner's suite, on the main level, has sweeping views of the bay and access to the terrace. The luxurious primary bathroom, remodeled in 2018, features his and her walk in closets, an oversized shower, garden tub, and two water closets, one with a separate vanity. Other notable upgrades include a private office with built-in custom cabinetry, Armorvue Impact doors and windows throughout, clay tile roof, a whole house solar system (owned), and an elevator servicing all levels. Mid level is a spacious guest suite with two Juliette balconies, sitting area, walk in closet and private bathroom. On the upper level are two additional oversized bedrooms both with en-suite bathroom. And for your entertainment, there is a movie theater and separate club room with terrace overlooking the bay. The main level patio has an outdoor kitchen with gas grill and dining area, while the lower terrace offers a large seating area with fire pit, an oversized heated pool with spa, and a dock with a 10,000-pound boat lift and 2 jet ski lifts. Located in one of the most treasured communities of Sarasota, Bird Key offers the best of all worlds, just moments from St. Armands Circle, Lido Key, and the arts and culture of downtown Sarasota. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

Listing Courtesy of MICHAEL SAUNDERS & COMPANY

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
--	------------------	----------------	----------------------------	-------------------------	-------------------	------------------	---------------------------	--------------------------



2 ● Active • *New, Active: 5/4/2024* *MLS ID: A4609213*

225 Bird Key Dr Single Family 3/4 3,140 sq ft 14,515 1960 5/4/2024 \$1,995,000 \$635

Welcome to 225 Bird Key Drive, a stunning single-family home nestled in the highly desirable waterfront community of Bird Key. The home features a spacious interior of 3140 sf and an oversized lot at 14,515 sf. A circular drive and gated courtyard entrance invites you into an elegant and classic Florida home. You'll be greeted by terrazzo floors that add a touch of sophistication as you step down to the open living room. The large windows flood the space with natural light, creating an inviting atmosphere for entertaining guests or enjoying quiet evenings with family. Views of the pool from the living area provide a tranquil backdrop, making every day feel like a vacation. Imagine stepping out onto your own private patio and taking a refreshing dip in the pool on a hot summer day or relaxing with a book while basking in the warm sunshine. The kitchen offers ample space for culinary creations and boasts a timeless charm. With updating, this space can be transformed into a culinary haven. Three very spacious bedrooms with walls of closets, and a fourth bonus room used as a bedroom would make a perfect private office. There is a family room off the kitchen and a wonderful Florida room. Venture outside, and you'll find yourself in the screened pool area and wrapping around the pool, is a spacious backyard offering plenty of room for outdoor activities, gardening, or even expanding the existing pool area. Bird Key is a coveted enclave known for its location between St. Armands Circle and Downtown Sarasota. An exclusive waterfront lifestyle with tennis, the Bird Key Yacht Club and the proximity to exquisite dining, shopping and the Gulf of Mexico. When it comes to dining options, you'll be spoiled. Bird Key is ideally located within minutes of popular restaurants and The Ritz Carlton. Don't miss out on the opportunity to call 225 Bird Key Drive your home. With its prime location, spacious interior, and potential for customization, this property won't last long. Seize the chance to embrace the luxurious Bird Key lifestyle and make this exquisite residence your own. Contact us today to schedule a private viewing and turn your dream home into a reality. The best value on Bird Key!

Listing Courtesy of COLDWELL BANKER REALTY



3 ● Active • *New, Active: 1/26/2024* *MLS ID: A4595938*

486 E Royal Flamingo Dr Single Family 3/3 3,854 sq ft 13,099 2014 1/26/2024 \$3,275,000 \$850

Immerse yourself in the epitome of luxury living in this exceptional 3BR/3BA, plus study, 3,825+/- sq. ft. residence on Bird Key, the very epicenter of Sarasota and an unparalleled location that defines exclusivity. Upon approach, the property exudes grandeur, boasting a majestic façade with a barrel tile roof and a paver circular driveway embraced by lush tropical landscaping. Rarely found in the area, the three car garage stand as a testament to the uniqueness of this property. Enter through the double doors to a foyer that unveils a masterpiece of style and design. Large ceramic tile floors, high ceilings with architectural tray details and recessed lighting create an open, airy feel, while the open-concept floor plan is adorned with fine touches and appointments at every turn. The beautifully configured kitchen opens seamlessly to the great room, featuring a large breakfast bar/island, top-quality stainless steel appliances, a gas range, tile backsplash and an abundance of counter space. The dining area effortlessly merges with the lanai, creating a harmonious flow between the interior and exterior spaces. The primary suite is a showcase of spaciousness and elegance, boasting a sitting area, a wall of windows overlooking tropical foliage, his and her walk-in closets and an expansive, refined primary bath with a spa tub, dual vanities, a dressing area and a beautifully tiled walk-in shower. Upstairs, the guest accommodations provide ample space, comfort and privacy for family or visitors. The great room, featuring a fireplace and a wall of pocket sliders, seamlessly connects to the spacious lanai—an outdoor haven resembling a private tropical oasis, where two elegantly designed covered areas, including a summer kitchen, make this space an ideal setting for entertaining guests al fresco. Facing west and south, pool area is a serene retreat, complete with a sunshelf, a spa with a bubbling fountain, and a fire feature—all embraced by tropical foliage for ultimate privacy. One of the most treasured neighborhoods in the region, Bird Key offers residents the best of all worlds, just moments from the shopping and dining venues of St. Armands Circle, the sun-kissed shore of Lido Beach and the many attractions of downtown Sarasota.

Listing Courtesy of COLDWELL BANKER REALTY

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-----------	--------------------	-------------------



4 ● **Active** • *New, Active: 2/26/2024* *MLS ID: A4601119*

328 Bob White Way Single Family 3/2 1,983 sq ft 13,200 1983 2/26/2024 \$2,195,000 \$1,107

In this market, it's not every day that you find an absolutely stunning renovated home that's completely move in ready. This impeccably renovated 3 bedroom, 2 bath home offers an enviable lifestyle of pure Florida comfort. The superb position on Bob White Way is just the beginning: once inside you will discover an environment defined by supreme style and designed for all occasions. Fresh paint and designer wall treatments, and stunning new lighting enhance this flowing floor plan, where natural light cascades over spacious rooms designed for gorgeous entertaining and everyday moments. The kitchen island is configured beautifully to connect with the tile-accented family room. A defining focal point, the dreamy white kitchen features quartz countertops, new appliances, and a seamless connection to the great room. Perfectly detailed, the master bedroom is a haven of serenity with a newly-tiled designer bathroom. The resort-worthy pool area will transport you to a paradise of relaxation, with ample new space for sun lounging and entertaining. Completing this amazing property is a 2-car garage, lush landscaping, This home is truly like new, and presents a lifestyle without compare just moments from downtown Sarasota and St. Armands.

Listing Courtesy of COLDWELL BANKER REALTY



5 ● **Active** • *New, Active: 3/29/2024* *MLS ID: A4601411*

414 Meadow Lark Dr Single Family 4/6 5,000 sq ft 15,000 1979 3/29/2024 \$5,999,000 \$1,200

Introducing the epitome of waterfront luxury in the highly sought-after Bird Key community. Prepare to be captivated by the sheer grandeur of this remarkable property, complete with an expansive, 100-foot-long deep-water dock. It is Meticulously designed to accommodate multiple vessels. Experience the ultimate convenience and peace of mind with its powerful boat lift, which can handle up to a 32-foot boat and lift up to 16000 pounds. The dock also includes a Kayak launch space. This state-of-the-art facility is designed to surpass all expectations. This deep-water dock is close to the bay and provides direct access to endless water adventures. It's all just a stone's throw away from your luxurious Bird Key abode. This exquisite luxury home offers a lifestyle of unparalleled elegance and sophistication. Boasting four spacious bedrooms, each accompanied by its full bathroom, ensuring privacy and convenience for every resident, a den, four full baths, and two half baths, this custom-crafted residence is a masterpiece of fine craftsmanship. As you step inside, you are greeted by a custom kitchen designed by Fine Craft, boasting a seamless design with no edges or handles, creating a sleek and modern aesthetic that is as functional as it is beautiful. The gourmet kitchen is equipped with top-of-the-line Thermador appliances. The kitchen is a chef's dream, perfect for creating culinary masterpieces or hosting elegant dinner parties. This exquisite home has been thoughtfully remodeled with a new roof and high-impact windows, ensuring a stylish living space and the highest level of safety and security. Step outside to your private oasis, where a huge saltwater pool with a spa awaits, surrounded by beautiful pavers that lead to a large pool area ideal for entertaining guests. Other features include Smart home controls, California closets with cedar in the master suite, granite and stone counters throughout the house also, a bar area with a wine cooler, four air conditioners, all under four years old, new duct work, beautifully paved circular driveway, two reasonably new water heaters, surround sound and speakers throughout, steam room, fireplace, special lighting throughout the house and outdoors, renewed stucco and freshly painted both inside and out. This home offers luxury and convenience, with easy access to pristine beaches, upscale shopping, and fine dining establishments. Whether you are relaxing in the elegant living spaces, unwinding in the luxurious bedrooms, or entertaining guests in the expansive outdoor areas, this home is designed to cater to your every need and desire. Contact us today to schedule a private tour and make this extraordinary residence your own. Live the life you deserve in this exquisite masterpiece.

Listing Courtesy of ROSEBAY INTERNATIONAL REALTY, INC

New Listings: 10 (cont.)



6 ● **Active** • *New, Active: 12/8/2023* *MLS ID: A4591656*

614 Owl Way Single Family 5/4 3,366 sq ft 13,440 1970 12/8/2023 \$2,545,000 \$756

Nestled amidst the tranquil charm of the esteemed Bird Key community, this residence epitomizes the essence of coastal living, seamlessly intertwining outdoor allure with luxurious interiors. Upon entry, the grandeur of the expansive great room captivates with soaring ceilings, intricate crown molding, and a spectacular wall of glass doors that open onto the incredible outdoor space. The professional-grade kitchen embodies luxury with its high ceilings, an oversized island featuring granite countertops, a prep sink, butcher block, and a striking stone accent wall and is equipped with top-tier stainless steel appliances, including a Sub-Zero refrigerator, Wolf range, and beverage cooler. Abundant neutral-toned wood cabinetry and the bar-height seating for six create the perfect setting for entertaining and flows into the adjacent dining area, enhanced by French doors for indoor-outdoor living at its finest. The expansive primary suite boasts abundant natural light through the glass-paned door and strategically placed windows, preserving utmost privacy amidst the soaring ceilings. The spa-like primary bathroom is complete with a vanity boasting dual sinks and seating, a luxurious soaking/jacuzzi tub and an opulent walk-in spa and steam shower. A spacious closet offers ample built-in storage and hanging space. Step outside to a coastal sanctuary that defines relaxation and entertainment. The patio and pool deck offers an inviting outdoor kitchen, a built-in grill complemented by granite countertops, and a fully operational wood-burning pizza oven. Encircled by Florida-friendly landscaping, the private, serene garden is an oasis with local foliage featuring mature avocado, mango, and olive trees, adding to the coastal ambiance. Other features of this remarkable home include four guest bedrooms, one with glass-paned French doors for private access to the patio, two full guest bathrooms, an office, one half-bath, and a circular drive that leads to a two-car garage with epoxy flooring, purpose-designed cabinets, and dedicated storage for outdoor essentials. Although originally constructed in 1970, a significant update was done in 2000, and more recent upgrades include two newer AC units and two newer water heaters. Embrace the epitome of coastal outdoor living, where sophistication effortlessly dances with leisure at every turn. Please note that select fixtures and decorative items are excluded from the sale. Seize this unparalleled opportunity to claim your slice of coastal paradise at 614 Owl Way!

Listing Courtesy of PREMIER SOTHEBYS INTL REALTY



7 ● **Active** • *New, Active: 1/24/2024* *MLS ID: A4596114*

430 Pheasant Way Single Family 4/5 3,461 sq ft 11,559 1961 1/24/2024 \$4,197,000 \$1,213

Under Construction. Located in the high-demand waterfront community of Bird Key, this brand new elite home of luxury will impress with excellence in craftsmanship and eye-catching amenities at every turn. The award-winning team at Allegra Homes introduces the handsome two-story 3,426 sq. ft. "Sorento" that exudes sophistication from concept to creation. A significant ambiance of beauty and charm invites exploration through an enticing foyer entry that opens to stunning interiors and amazing architectural details enhanced by natural light throughout. There are a variety of interesting nuances sure to please in this 4-bedroom, 4.5 bath home with bonus and media rooms. The magnificent great room features a 22-ft. beamed recessed ceiling and entertainment wall with fireplace, and is open to a dining room with built-in buffet and wine fridge and an outstanding island kitchen with premium appliances and all the culinary items needed for delightful meal preparation. The covered poolside dining/living area with top-of-the-line outdoor kitchen is perfect for memory-making moments with family and friends. In addition to the outdoor living area, the pool screen encloses the heated pool and spa to create a beautiful oasis to be treasured and enjoyed. Open up one wall in the bonus room and you have additional indoor/outdoor space for entertaining. There's an adjacent pool bath for convenience. The enormous first-floor owner's suite is separate from the rest of the house and offers the ultimate personal retreat with double walk-in closets and a glam bath with designer style free-standing tub, frameless glass shower, dual sinks and private water closet. A lovely guest ensuite is also located on the first floor. Upstairs are 2 bedrooms, 2 baths and a generous media room. The gorgeous winding staircase is enhanced with metal railing adding a touch of refinement and artistic style. Additional features include an elevator shaft; natural gas cooktop, grill, water heater and pool heater; epoxy finished 2-car garage; professional landscaping and irrigation well; impact windows and doors; paver drive/walk and much more. Membership in the Bird Key Yacht Club offers a marina, dock rental privileges, casual and formal dining, clay tennis courts, and a deck for watching the boats traveling through New Pass. This exclusive guard-gated enclave boasts 510 homes in one of the most prestigious residential areas on Florida's West Coast and is within minutes to Lido Key beaches, world-class St. Armands Circle, and exciting downtown scene. Live in the home of your dreams in a coveted central location where every convenience is easily within reach. Simply the best of the best!

Listing Courtesy of GRECO REAL ESTATE

New Listings: 10 (cont.)



8 ● **Active** • *New, Active: 1/24/2024* *MLS ID: A4595969*

435 Pheasant Way Single Family 3/4 2,890 sq ft 13,127 2024 1/24/2024 \$3,925,000 \$1,358

Under Construction. Greeted with a dramatic modern façade, two-story entry foyer, a brick paver drive, and an appealing street presence of lush colorful plantings, this brand-new gorgeous residence with 3 bedrooms, 3 full and 1 half baths is rich in amenities and is all about easy living in stylish and gracious surroundings. The generous layout affords a variety of options for the utmost in luxury throughout its 2,833 square feet. Thoughtful planning and superior execution are ingrained in the Allegra Homes' core philosophy of creating that very special place for families like yours to love where they live. Nearly a third of the indoor space is dedicated to the open concept of family room, kitchen and dining room for a warm and intimate connection with family and friends. With a 12-foot ceiling, the family room features a linear fireplace and entertainment wall while the dining room offers a built-in buffet with wine fridge. The ultimate chef's kitchen is a jewel and will always be the heart of the home with features such as a huge island with casual seating for 4, Wolf and Sub-Zero appliances, an adequate walk-in pantry plus all the bells and whistles expected in a luxury home. The 400-square-foot screen enclosed lanai includes 2 covered living/dining areas, outdoor kitchen, adjacent half bath, and stunning pool with spa. An incredible bonus room opens up completely on 2 sides to create a fabulous indoor/outdoor space. The secluded owner's suite is a haven with an amazing bath with frameless glass shower, free-standing designer-inspired tub, and enormous walk-in closet that's nearly as large as the adjacent den/office. This dynamic residence sits proudly on a beautiful lot in one of Sarasota's best locations and within minutes to Lido Key beaches, world-class St. Armands Circle shopping and dining, and the center of downtown's cultural experiences. Located just off the iconic John Ringling Bridge, 24-hour gate attended Bird Key is one of the area's most sought after waterfront communities and home to the prestigious Bird Key Yacht Club offering a marina off the IntraCoastal Waterway, dock rental privileges, a formal dining room with city skyline views, and an outdoor deck for watching the boats coming through New Pass from the Gulf. Additional items include a 3-car garage with epoxy floor, tray ceilings, crown and cove molding, impact windows and sliding glass doors, professionally designed landscaping with irrigation well, 18 SEER 3-zoned A/C, tankless natural gas water heater and so much more. Just the right amount of opulence has been included in the design elements and this sprawling open plan guarantees a comfortable lifestyle that's uniquely yours! *Photos of this home are of a previous model; selections may vary.

Listing Courtesy of GRECO REAL ESTATE



9 ● **Active** • *New, Active: 3/8/2024* *MLS ID: A4602545*

364 W Royal Flamingo Dr Single Family 4/6 6,289 sq ft 15,000 2007 3/8/2024 \$9,250,000 \$1,471

This remarkable Bayfront residence is nestled in arguably the best location on the prestigious and highly sought-after Bird Key neighborhood. Custom-built in 2007 by renowned builder Steve Murray of Murray Homes, this masterpiece epitomizes quality craftsmanship, marrying superior design with exquisite finishes. The home's western exposure with breathtaking sunsets offers sweeping views of Sarasota bay and direct views of Lido Key and Sarasota Yacht Club. On entry you are greeted by soaring 23-foot-high ceilings and expansive walls of glass showcasing spectacular Bay views. The interior boasts a thoughtfully designed open-concept split floor plan blending well-defined and flowing areas. The chef's kitchen with its expansive 10-foot-long island, flows effortlessly into the family room and informal dining area. The first floor also features a formal living room with natural stone fireplace, formal dining room, a meticulously crafted office/study with quality built-ins, a wine cellar/butler's pantry, and the luxurious primary suite with terrace access. The walnut staircase or the elevator lead to the second floor, where entertainment awaits in the well-equipped media room and billiards room. The second floor also houses two additional bedrooms with en-suite bathrooms as well as a stunning second primary suite with its sitting room that boasts unrivaled views of Lido Key. Outside, expansive spaces beckon for entertaining, complete with an outdoor kitchen, ample covered seating and lounging areas, a fire pit, and a uniquely shaped 36-foot pool with a spillover hot tub and nighttime colored lighting. A dock with a 16,000 lb boat lift and newer seawall offer direct access to Sarasota Bay. Bay-facing balconies on both levels provide additional vantage points to admire the pool and the stunning bay waters. Additional luxury features include marble and walnut floors, pecky cypress ceiling beams, Lutron automated touch system, and a generator with automatic switchover. The property includes a gated driveway entrance with a double and a single side entry car garages. Living on Bird Key affords unparalleled convenience, with Sarasota's downtown attractions, Lido Beach, and St. Armand Circle just moments away. Residents also enjoy access to the Bird Key Yacht Club, offering social activities, tennis, fitness facilities, dining, and a marina. Experience the pinnacle of waterfront living in this exceptional residence.

Listing Courtesy of COLDWELL BANKER REALTY

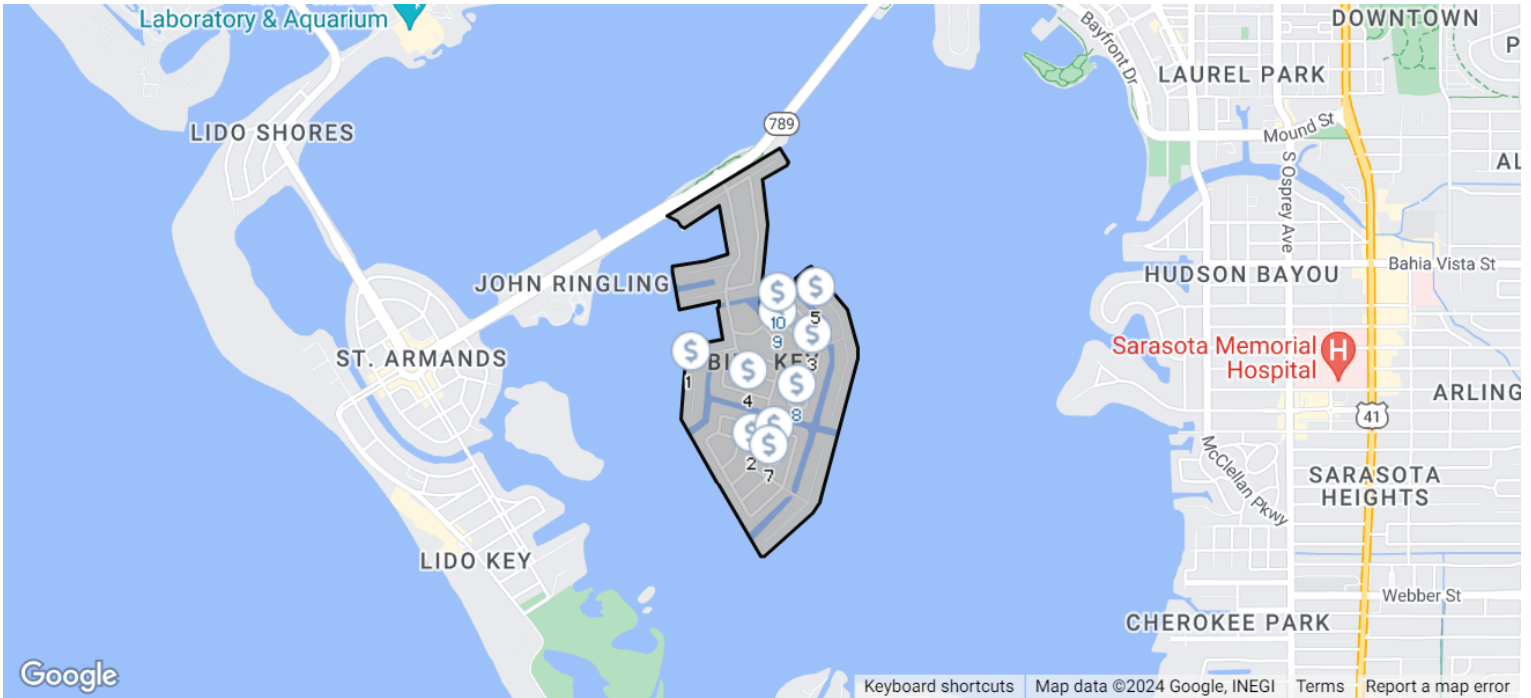
New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
10 ● Active <small>*New, Active: 1/24/2024</small> <small>MLS ID: A4596975</small>								
109 N Warbler Ln	Single Family	4/5	5,292 sq ft	15,000	2024	1/24/2024	\$11,750,000	\$2,220

Under Construction. Bird Key bayfront opportunity. Nestled on a quiet cul-de-sac, this is the epitome of luxury coastal living. Your opportunity to own a meticulously crafted custom home by Seaward Homes Curated Collection, Sarasota's premier waterfront homebuilder. At Seaward Homes, every detail is thoughtfully considered from initial design, during all phases of construction and through project closeout. Enjoy your very own unrivaled Deep Water bayfront homesite on an oversized lot with a massive 120 feet of water frontage with nearly 8' of water at low tide. The quality site offers a solid concrete seawall, 30' dock, and a 20,000-pound boat lift. North Warbler offers a protected and sheltered bayfront bayou with beautiful views of Sarasota bay and the Sarasota Yacht Club. Built with resilience and safety in mind, this home stands strong with solid concrete block construction on both the first and second floors. Impact hurricane-rated windows and ten-foot tall sliding glass doors throughout, provide peace of mind, ensuring your home remains a sanctuary even in adverse weather conditions. Indulge your culinary passions in a chef's kitchen featuring custom handmade cabinets by a local Sarasota artisan designed to our customers specifications. The 1 1/4-inch solid quartzite stone countertops complement the Thermador professional series appliances package, creating a kitchen that's as stylish as it is functional. One will also enjoy the seamless flow of an open floor plan, where the kitchen and great room combine to create a spacious and inviting atmosphere. With 10-12' ceilings throughout and an upgraded architectural trim package, with solid eight-foot interior doors, crown moldings, coffered ceilings and a striking Windsor poplar upgraded trim package. Each finely and appointed room exudes an air of sophistication. Experience the future of smart living with a super technology package that includes lighting control first and second floor, a comprehensive technology system with quality equipment, speaker prewiring, surround sound, wireless access points, hardwired alarm, and more. Offering a flexible layout with four or five bedrooms and three or four full baths, this residence offers an oasis of comfort. Upgraded floors, featuring large format porcelain or custom wide-plank oak floors, add an extra layer of luxury. Designer Kohler plumbing fixtures elevate the bathrooms to spa-like retreats. One will also enjoy the oversized lanai with outdoor kitchen and appliances. Enjoy the bayfront water views from the fifty-foot pool, spa and sun shelf combination. Also included is a custom landscaping plan with circular driveway, bordered by an impressive concrete front security wall and handcrafted aluminum driveway gates. Your entrance sets the tone for the luxury that awaits within the Bird Key Lifestyle. Bird Key offers close proximity to the beautiful Gulf waters of Lido Beach, St. Armands Circle, and downtown Sarasota. The Bird Key community itself boasts a private club, marina, tennis courts, and a lifestyle that defines coastal living. Seize the opportunity to make this exclusive Bird Key residence your home. Contact us now to arrange a private viewing and step into a world where luxury meets waterfront tranquility.

Listing Courtesy of COLDWELL BANKER REALTY



Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
--	-----------	---------	---------------------	-----------------	-------------	-----------	--------------	--------



1 ● Active	*New, Active: 2/27/2024 MLS ID: A4601285							
340 W Royal Flamingo Dr	Single Family	4/7	6,067 sq ft	2/27/2024	\$8,995,000	\$8,650,000	4/26/2024	-3.84%

Welcome to this impressive 6000-square-foot home on one of Bird Key's favorite streets. 110 feet of expansive west-facing full bay views overlooking Lido Key, the Sarasota Yacht Club, and spectacular sunsets define this amazing residence. Built-in 2001 by its current owner, the residence has 4 en-suite bedrooms with 2 additional full bathrooms plus a powder room and a 3-car side entry garage. Upon entering the home, you are greeted with soaring ceilings and marble tile flooring with walls of windows showcasing the stunning water views. The kitchen is the heart of the home, updated in 2019, boasts a gas Wolf range, Sub-Zero refrigerator and a large island with seating and is open to the family room and additional wet bar. The owner's suite, on the main level, has sweeping views of the bay and access to the terrace. The luxurious primary bathroom, remodeled in 2018, features his and her walk in closets, an oversized shower, garden tub, and two water closets, one with a separate vanity. Other notable upgrades include a private office with built-in custom cabinetry, Armorvue Impact doors and windows throughout, clay tile roof, a whole house solar system (owned), and an elevator servicing all levels. Mid level is a spacious guest suite with two Juliette balconies, sitting area, walk in closet and private bathroom. On the upper level are two additional oversized bedrooms both with en-suite bathroom. And for your entertainment, there is a movie theater and separate club room with terrace overlooking the bay. The main level patio has an outdoor kitchen with gas grill and dining area, while the lower terrace offers a large seating area with fire pit, an oversized heated pool with spa, and a dock with a 10,000-pound boat lift and 2 jet ski lifts. Located in one of the most treasured communities of Sarasota, Bird Key offers the best of all worlds, just moments from St. Armands Circle, Lido Key, and the arts and culture of downtown Sarasota. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

Listing Courtesy of MICHAEL SAUNDERS & COMPANY

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
--	-----------	---------	---------------------	-----------------	-------------	-----------	--------------	--------



2 ● **Active** • Active: 11/2/2023 *MLS ID: A4587136*

526 Bird Key Dr Single Family 3/3 2,451 sq ft 11/2/2023 \$2,450,000 \$2,250,000 4/24/2024 -8.16%

Indulge in luxurious living as you step into this stunning 3-bedroom, 2.5-bathroom furnished pool home, gracefully situated in the sought-after island community of Bird Key. The vibrant tropical landscaping beckons as you approach, offering a glimpse of the beauty that awaits within. From the moment you open the front door, your eyes will be captivated by the panoramic view of the private, fully fenced backyard, visible through the expansive wall-to-wall impact resistant sliding glass doors. The outdoor space is a true oasis, boasting a large patio and a sparkling pool and spa with a sun shelf, PebbleTec finish, and impeccable tile work. It's the perfect place to unwind and create lasting memories. Indoors, you'll be enamored by the open floor plan. An electric fireplace, adorned with charming masonry stone, is featured in the living room that then leads seamlessly to a formal dining area. The kitchen is a culinary dream, featuring an oversized island with bar seating, sleek quartz countertops, and modern stainless steel appliances. The primary suite is a luxurious retreat, complete with an ensuite that includes dual vanities, a freestanding soaker tub, and a rejuvenating walk-in shower equipped with dual rain shower heads and invigorating body jets. One of the two secondary bedrooms boasts an ensuite bathroom and walk-in closet, while the third bedroom provides access to a charming covered patio at the front of the home. Bird Key's strategic location provides easy access to the vibrant cultural scene of downtown Sarasota, just a short drive away. Explore art galleries, theaters, boutique shops, and a diverse range of dining options. For beach lovers and outdoor enthusiasts, neighboring Lido Key offers beautiful beaches and recreational activities. Additionally, residents enjoy the nearby St. Armands Circle, renowned for upscale shopping, dining, and entertainment options. With its central location in Sarasota, Bird Key ensures convenient access to parks, golf courses, marinas, and other attractions, making it the ideal place for those who seek an active and engaging lifestyle. Don't miss the opportunity to make this exceptional property your new home. Explore it today and experience the epitome of Sarasota living.

Listing Courtesy of KELLER WILLIAMS CLASSIC GROUP



3 ● **Active** • New, Active: 1/26/2024 *MLS ID: A4595938*

486 E Royal Flamingo Dr Single Family 3/3 3,854 sq ft 1/26/2024 \$3,995,000 \$3,275,000 4/12/2024 -18.02%

Immerse yourself in the epitome of luxury living in this exceptional 3BR/3BA, plus study, 3,825+/- sq. ft. residence on Bird Key, the very epicenter of Sarasota and an unparalleled location that defines exclusivity. Upon approach, the property exudes grandeur, boasting a majestic façade with a barrel tile roof and a paver circular driveway embraced by lush tropical landscaping. Rarely found in the area, the three car garage stand as a testament to the uniqueness of this property. Enter through the double doors to a foyer that unveils a masterpiece of style and design. Large ceramic tile floors, high ceilings with architectural tray details and recessed lighting create an open, airy feel, while the open-concept floor plan is adorned with fine touches and appointments at every turn. The beautifully configured kitchen opens seamlessly to the great room, featuring a large breakfast bar/island, top-quality stainless steel appliances, a gas range, tile backsplash and an abundance of counter space. The dining area effortlessly merges with the lanai, creating a harmonious flow between the interior and exterior spaces. The primary suite is a showcase of spaciousness and elegance, boasting a sitting area, a wall of windows overlooking tropical foliage, his and her walk-in closets and an expansive, refined primary bath with a spa tub, dual vanities, a dressing area and a beautifully tiled walk-in shower. Upstairs, the guest accommodations provide ample space, comfort and privacy for family or visitors. The great room, featuring a fireplace and a wall of pocket sliders, seamlessly connects to the spacious lanai—an outdoor haven resembling a private tropical oasis, where two elegantly designed covered areas, including a summer kitchen, make this space an ideal setting for entertaining guests al fresco. Facing west and south, pool area is a serene retreat, complete with a sunshelf, a spa with a bubbling fountain, and a fire feature—all embraced by tropical foliage for ultimate privacy. One of the most treasured neighborhoods in the region, Bird Key offers residents the best of all worlds, just moments from the shopping and dining venues of St. Armands Circle, the sun-kissed shore of Lido Beach and the many attractions of downtown Sarasota.

Listing Courtesy of COLDWELL BANKER REALTY

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
--	-----------	---------	---------------------	-----------------	-------------	-----------	--------------	--------



4 ● **Active** • *New, Active: 2/26/2024* MLS ID: A4601119

328 Bob White Way Single Family 3/2 1,983 sq ft 2/26/2024 \$2,295,000 \$2,195,000 4/24/2024 -4.36%

In this market, it's not every day that you find an absolutely stunning renovated home that's completely move in ready. This impeccably renovated 3 bedroom, 2 bath home offers an enviable lifestyle of pure Florida comfort. The superb position on Bob White Way is just the beginning: once inside you will discover an environment defined by supreme style and designed for all occasions. Fresh paint and designer wall treatments, and stunning new lighting enhance this flowing floor plan, where natural light cascades over spacious rooms designed for gorgeous entertaining and everyday moments. The kitchen island is configured beautifully to connect with the tile-accented family room. A defining focal point, the dreamy white kitchen features quartz countertops, new appliances, and a seamless connection to the great room. Perfectly detailed, the master bedroom is a haven of serenity with a newly-tiled designer bathroom. The resort-worthy pool area will transport you to a paradise of relaxation, with ample new space for sun lounging and entertaining. Completing this amazing property is a 2-car garage, lush landscaping, This home is truly like new, and presents a lifestyle without compare just moments from downtown Sarasota and St. Armands.

Listing Courtesy of COLDWELL BANKER REALTY



5 ● **Active** • *New, Active: 3/29/2024* MLS ID: A4601411

414 Meadow Lark Dr Single Family 4/6 5,000 sq ft 3/29/2024 \$6,900,000 \$5,999,000 4/30/2024 -13.06%

Introducing the epitome of waterfront luxury in the highly sought-after Bird Key community. Prepare to be captivated by the sheer grandeur of this remarkable property, complete with an expansive, 100-foot-long deep-water dock. It is Meticulously designed to accommodate multiple vessels. Experience the ultimate convenience and peace of mind with its powerful boat lift, which can handle up to a 32-foot boat and lift up to 16000 pounds. The dock also includes a Kayak launch space. This state-of-the-art facility is designed to surpass all expectations. This deep-water dock is close to the bay and provides direct access to endless water adventures. It's all just a stone's throw away from your luxurious Bird Key abode. This exquisite luxury home offers a lifestyle of unparalleled elegance and sophistication. Boasting four spacious bedrooms, each accompanied by its full bathroom, ensuring privacy and convenience for every resident, a den, four full baths, and two half baths, this custom-crafted residence is a masterpiece of fine craftsmanship. As you step inside, you are greeted by a custom kitchen designed by Fine Craft, boasting a seamless design with no edges or handles, creating a sleek and modern aesthetic that is as functional as it is beautiful. The gourmet kitchen is equipped with top-of-the-line Thermador appliances. The kitchen is a chef's dream, perfect for creating culinary masterpieces or hosting elegant dinner parties. This exquisite home has been thoughtfully remodeled with a new roof and high-impact windows, ensuring a stylish living space and the highest level of safety and security. Step outside to your private oasis, where a huge saltwater pool with a spa awaits, surrounded by beautiful pavers that lead to a large pool area ideal for entertaining guests. Other features include Smart home controls, California closets with cedar in the master suite, granite and stone counters throughout the house also, a bar area with a wine cooler, four air conditioners, all under four years old, new duct work, beautifully paved circular driveway, two reasonably new water heaters, surround sound and speakers throughout, steam room, fireplace, special lighting throughout the house and outdoors, renewed stucco and freshly painted both inside and out. This home offers luxury and convenience, with easy access to pristine beaches, upscale shopping, and fine dining establishments. Whether you are relaxing in the elegant living spaces, unwinding in the luxurious bedrooms, or entertaining guests in the expansive outdoor areas, this home is designed to cater to your every need and desire. Contact us today to schedule a private tour and make this extraordinary residence your own. Live the life you deserve in this exquisite masterpiece.

Listing Courtesy of ROSEBAY INTERNATIONAL REALTY, INC

Price Changes: 10 (cont.)



6 **Pending** • Pending as of 5/1/2024 *MLS ID: A4598541*

600 Owl Way Single Family 3/3 2,317 sq ft 2/8/2024 \$2,275,990 \$1,999,000 4/28/2024 -12.17%

Under contract-accepting backup offers. Paradise Found! Impeccable, coastal-style retreat in one of the top locations in Sarasota - Bird Key. An unrivaled location - perfectly poised between vibrant downtown Sarasota and beachy Lido Key/St. Armands – you'll discover a sublime retreat - designed for casual Florida living. The ultimate in convenience and privacy – as you'll enjoy both an updated and furnished home coupled with the privacy this large, almost 1/3 acre corner lot on Owl Drive affords. Perfect for a seasonal or year-round residence. Everything about this 2300sf 3 bed, 3 bath pool home has been maintained and revitalized with detail. You'll immediately notice the feel is fresh and inviting, with magazine-worthy style. Travertine and white oak flooring creates a neutral palette for almost any design preference. Whether you enjoy hosting a crowd or an intimate group - this kitchen is made for entertaining. Wraparound stone countertops create extra seating perfect for meal prep conversations. The most discriminating chef will enjoy the stainless steel appliances, French-door fridge, Bosch dishwasher and custom cabinets. Adjacent to the kitchen and dining room you'll find flex space that can be used as a study, gym or hobby room. Retiring to the primary suite is a pleasure with custom walk-in closets and a beautifully redesigned shower with gorgeous stone and river rock details. A true split plan – guests will enjoy the privacy of two additional suites designed with custom furnishings. It's true Florida living as the heart of the home transitions seamlessly into your outdoor oasis – complete with pool, spa, oversized fenced yard and professionally landscaped garden. The oversized laundry room and side-entry garage completes this outstanding home. Don't miss the details! Plantation shutters throughout, modern lighting and fans, newer AC (2022), HWH (2022), fenced yard (2021), pool screen (2023), pool pump and automation (2023), wood floors (2020), epoxy garage floors and storage racks (2020). Low HOA's and no CDDs! The Bird Key lifestyle is second to none - walk the Ringling Bridge or visit Bird Key park for water sports; dinner and shopping is 5 minutes away either downtown or St. Armand's Circle and watch the sunsets at Lido Beach. The Bird Key Yacht Club offers members boating, dining, tennis and social events.

Listing Courtesy of COLDWELL BANKER REALTY






7 **Active** • New, Active: 12/8/2023 *MLS ID: A4591656*

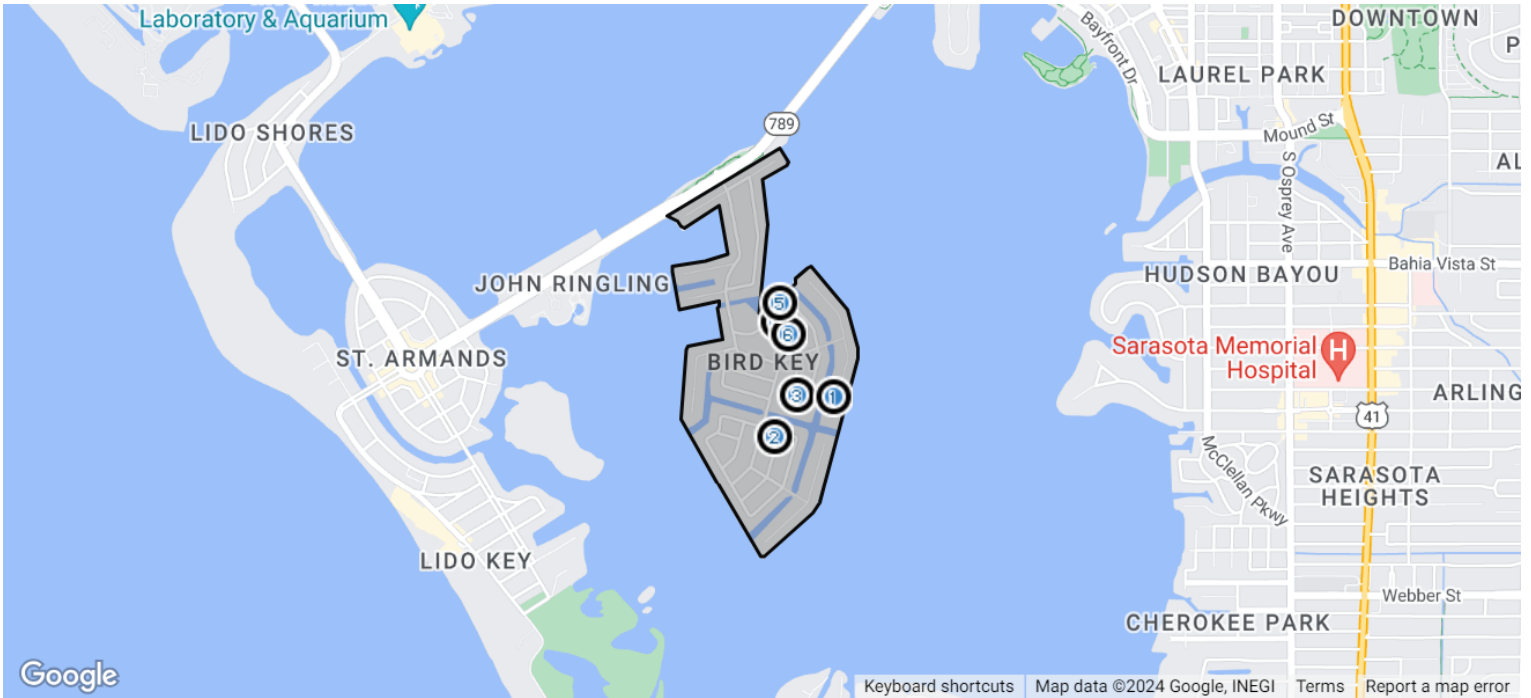
614 Owl Way Single Family 5/4 3,366 sq ft 12/8/2023 \$2,695,000 \$2,545,000 2/15/2024 -5.57%

Nestled amidst the tranquil charm of the esteemed Bird Key community, this residence epitomizes the essence of coastal living, seamlessly intertwining outdoor allure with luxurious interiors. Upon entry, the grandeur of the expansive great room captivates with soaring ceilings, intricate crown molding, and a spectacular wall of glass doors that open onto the incredible outdoor space. The professional-grade kitchen embodies luxury with its high ceilings, an oversized island featuring granite countertops, a prep sink, butcher block, and a striking stone accent wall and is equipped with top-tier stainless steel appliances, including a Sub-Zero refrigerator, Wolf range, and beverage cooler. Abundant neutral-toned wood cabinetry and the bar-height seating for six create the perfect setting for entertaining and flows into the adjacent dining area, enhanced by French doors for indoor-outdoor living at its finest. The expansive primary suite boasts abundant natural light through the glass-paned door and strategically placed windows, preserving utmost privacy amidst the soaring ceilings. The spa-like primary bathroom is complete with a vanity boasting dual sinks and seating, a luxurious soaking/jacuzzi tub and an opulent walk-in spa and steam shower. A spacious closet offers ample built-in storage and hanging space. Step outside to a coastal sanctuary that defines relaxation and entertainment. The patio and pool deck offers an inviting outdoor kitchen, a built-in grill complemented by granite countertops, and a fully operational wood-burning pizza oven. Encircled by Florida-friendly landscaping, the private, serene garden is an oasis with local foliage featuring mature avocado, mango, and olive trees, adding to the coastal ambiance. Other features of this remarkable home include four guest bedrooms, one with glass-paned French doors for private access to the patio, two full guest bathrooms, an office, one half-bath, and a circular drive that leads to a two-car garage with epoxy flooring, purpose-designed cabinets, and dedicated storage for outdoor essentials. Although originally constructed in 1970, a significant update was done in 2000, and more recent upgrades include two newer AC units and two newer water heaters. Embrace the epitome of coastal outdoor living, where sophistication effortlessly dances with leisure at every turn. Please note that select fixtures and decorative items are excluded from the sale. Seize this unparalleled opportunity to claim your slice of coastal paradise at 614 Owl Way!

Listing Courtesy of PREMIER SOTHEBYS INTL REALTY

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	8 Pending	*Pending as of 5/1/2024 MLS ID: A4582566						
	425 Partridge Cir	Single Family	2/3 2,308 sq ft	9/14/2023	\$2,250,000	\$1,795,000	3/1/2024	-20.22%
<p>Under contract-accepting backup offers. **Exciting News! The zoning and flood elevation regulations for this property have been updated (as of 3/27/2024), offering even more potential for buyers. The base flood elevation (BFE) has been lowered according to the county, meaning the property is now exempt from certain restrictions. This allows for renovations and enhancements without previous limitations. Additionally, a flood elevation certificate was completed in February 2024, providing further assurance.** 425 Partridge Circle, situated in the highly sought-after Bird Key neighborhood, presents an exceptional opportunity. This Mid-century Modern home offers: ~Open floor plan with a cozy coral-mantled wood burning/gas fireplace in the living and dining area ~Split plan featuring a private 2nd-floor guest suite ~Main floor primary suite with a spacious bathroom and private outdoor shower ~Saltwater heated pool, tranquil waterfall, and spa by Lucas Lagoons ~Screened-in pool area with an outdoor kitchen—a perfect oasis for gatherings and al fresco dining ~Perfect Bird Key location with a circular drive on a quiet road ~Lot with mature trees and lush tropical plantings ~15 minutes to Sarasota Airport ~10 minutes to vibrant downtown Sarasota ~5 minutes to Lido Beach ~Bird Key Yacht Club (accepting memberships)~ Don't miss out on this standout opportunity in Sarasota. Bring your design plans or new home plans! Act now and grab the opportunity to enjoy life on Bird Key.</p> <p><i>Listing Courtesy of PREFERRED SHORE</i></p>								
	9 Pending	*Pending as of 2/26/2024 MLS ID: A4591857						
	404 Pheasant Way	Single Family	3/4 2,757 sq ft	12/29/2023	\$3,975,000	\$3,975,000	2/26/2024	-
<p>Under Construction. ~Allegra Homes</p> <p><i>Listing Courtesy of GRECO REAL ESTATE</i></p>								
	10 Pending	*Pending as of 4/17/2024 MLS ID: D6133429						
	443 E Royal Flamingo Dr	Single Family	3/4 3,426 sq ft	11/17/2023	\$7,250,000	\$6,700,000	1/31/2024	-7.59%
<p>Welcome to your dream residence on coveted Bird Key! This exquisite Spanish Mediterranean-style courtyard home offers an unparalleled blend of luxury, comfort, and breathtaking views. Boasting 3 bedrooms and 4 baths, this meticulously designed bayfront property provides an oasis of tranquility in the heart of Sarasota and direct access via your private deep-water dock to the Gulf of Mexico. As you enter through the gated courtyard, you are greeted by the allure of a trickling fountain, surrounded by lush landscaping, creating a serene and secluded retreat. The courtyard design seamlessly integrates indoor and outdoor living spaces, perfect for entertaining or enjoying quiet moments of relaxation. The interior of this home exudes elegance, with a spacious floor plan bathed in natural light. The living areas showcase impeccable attention to detail, featuring high ceilings, arched doorways, and beautiful tile flooring that complements the Spanish Mediterranean aesthetic. The gourmet kitchen is a culinary enthusiast's delight, equipped with top-of-the-line appliances, including a Subzero fridge, 6 burners w/ griddle Wolf range & double ovens, multiple beverage coolers and a large, Carrara marble island boasting an additional sink. Whether you're preparing a casual meal or hosting a grand dinner party, this kitchen is both functional and stylish, with custom cabinetry, reclaimed barn wood flooring and premium finishes. The three bedrooms offer comfort and privacy, each with its own en-suite bath. The master suite is a sanctuary of luxury, complete with spa-like amenities, a soaking tub, 2 walk-in closets and private access to the backyard retreat. Bird Key is renowned for its exclusive waterfront lifestyle, and this residence epitomizes the best it has to offer. From the private pool oasis to the sweeping views of downtown Sarasota and the Ringling Bridge, every detail of this property reflects a commitment to a life of sophistication and leisure.</p> <p><i>Listing Courtesy of PARADISE EXCLUSIVE INC</i></p>								



Pending: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
--	-----------	---------	---------------------	------------------	-----------	--------------------	--------------	-------------------






1 **Pending** • Pending as of 4/23/2024 *MLS ID: A4601937*

476 Meadow Lark Dr Single Family 4/4 3,336 sq ft 15,000 3/4/2024 \$4,249,000 4/23/2024 \$1,274

Under contract-accepting backup offers. Welcome to your future oasis on the prestigious Bird Key! This charming Key West-style house sits on one of the largest lots on the island, offering ample space to craft your private sanctuary with a unique blend of original 1985 features and modern updates, exuding a vibrant personality that's both timeless and contemporary. The 3,336-square-foot residence boasts four bedrooms and three-and-a-half baths, presenting a perfect size for comfortable living while remaining effortlessly manageable. As you approach the property, please note its lovely façade—a pristine pale green and white exterior with a metal roof framed by towering palm trees. The well-manicured lawns and lush landscaping create a private tropical haven, indicative of the island's luxurious and tranquil lifestyle. With stately columns and expansive balconies, the architectural design promises a classic sophistication. The interior is awash with natural light, high ceilings, and refined finishes. The lush landscaping surrounding the circular driveway creates a comforting sense of privacy. The renovated kitchen blends original features with modern amenities, including stainless steel appliances, stone counters, and solid wood cabinets. The oversized primary bedroom boasts an ensuite bath and two large walk-in closets. Step onto the covered lanai flooded with light. Beyond the screened pool lies a rare find on Bird Key—a lush green lawn with tropical fruit trees. The generous lot allows for a yard wrapping around the side and back of the home, offering a buffer from neighboring homes. Residents can enjoy boating, tennis, waterfront dining, golf, and a diverse social calendar, including food and wine events, athletics, social gatherings, intellectual series, and holiday celebrations at the Bird Key Yacht Club. The island lies perfectly positioned between the cultural offerings of Downtown Sarasota and the shopping and dining delights of St. Armands Circle. Just a short distance away awaits the ever-popular Lido Beach, completing the picture of a life well-lived. This treasured property offers a serene retreat and a connection to the bustling outside world for discerning residents who appreciate Florida living at its finest.

Listing Courtesy of PREMIER SOTHEBYS INTL REALTY

Pending: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	2 Pending <i>*Pending as of 5/1/2024</i> <i>MLS ID: A4598541</i>							
600 Owl Way	Single Family	3/3	2,317 sq ft	13,910	2/8/2024	\$1,999,000	5/1/2024	\$863
<p>Under contract-accepting backup offers. Paradise Found! Impeccable, coastal-style retreat in one of the top locations in Sarasota - Bird Key. An unrivaled location - perfectly poised between vibrant downtown Sarasota and beachy Lido Key/St. Armands – you'll discover a sublime retreat - designed for casual Florida living. The ultimate in convenience and privacy – as you'll enjoy both an updated and furnished home coupled with the privacy this large, almost 1/3 acre corner lot on Owl Drive affords. Perfect for a seasonal or year-round residence. Everything about this 2300sf 3 bed, 3 bath pool home has been maintained and revitalized with detail. You'll immediately notice the feel is fresh and inviting, with magazine-worthy style. Travertine and white oak flooring creates a neutral palette for almost any design preference. Whether you enjoy hosting a crowd or an intimate group - this kitchen is made for entertaining. Wraparound stone countertops create extra seating perfect for meal prep conversations. The most discriminating chef will enjoy the stainless steel appliances, French-door fridge, Bosch dishwasher and custom cabinets. Adjacent to the kitchen and dining room you'll find flex space that can be used as a study, gym or hobby room. Retiring to the primary suite is a pleasure with custom walk-in closets and a beautifully redesigned shower with gorgeous stone and river rock details. A true split plan – guests will enjoy the privacy of two additional suites designed with custom furnishings. It's true Florida living as the heart of the home transitions seamlessly into your outdoor oasis – complete with pool, spa, oversized fenced yard and professionally landscaped garden. The oversized laundry room and side-entry garage completes this outstanding home. Don't miss the details! Plantation shutters throughout, modern lighting and fans, newer AC (2022), HWH (2022), fenced yard (2021), pool screen (2023), pool pump and automation (2023), wood floors (2020), epoxy garage floors and storage racks (2020). Low HOA's and no CDDs! The Bird Key lifestyle is second to none - walk the Ringling Bridge or visit Bird Key park for water sports; dinner and shopping is 5 minutes away either downtown or St. Armand's Circle and watch the sunsets at Lido Beach. The Bird Key Yacht Club offers members boating, dining, tennis and social events.</p> <p><i>Listing Courtesy of COLDWELL BANKER REALTY</i></p>								
	3 Pending <i>*Pending as of 5/1/2024</i> <i>MLS ID: A4582566</i>							
425 Partridge Cir	Single Family	2/3	2,308 sq ft	13,200	9/14/2023	\$1,795,000	5/1/2024	\$778
<p>Under contract-accepting backup offers. **Exciting News! The zoning and flood elevation regulations for this property have been updated (as of 3/27/2024), offering even more potential for buyers. The base flood elevation (BFE) has been lowered according to the county, meaning the property is now exempt from certain restrictions. This allows for renovations and enhancements without previous limitations. Additionally, a flood elevation certificate was completed in February 2024, providing further assurance.** 425 Partridge Circle, situated in the highly sought-after Bird Key neighborhood, presents an exceptional opportunity. This Mid-century Modern home offers: ~Open floor plan with a cozy coral-mantled wood burning/gas fireplace in the living and dining area ~Split plan featuring a private 2nd-floor guest suite ~Main floor primary suite with a spacious bathroom and private outdoor shower ~Saltwater heated pool, tranquil waterfall, and spa by Lucas Lagoons ~Screened-in pool area with an outdoor kitchen—a perfect oasis for gatherings and al fresco dining ~Perfect Bird Key location with a circular drive on a quiet road ~Lot with mature trees and lush tropical plantings ~15 minutes to Sarasota Airport ~10 minutes to vibrant downtown Sarasota ~5 minutes to Lido Beach ~Bird Key Yacht Club (accepting memberships)~ Don't miss out on this standout opportunity in Sarasota. Bring your design plans or new home plans! Act now and grab the opportunity to enjoy life on Bird Key.</p> <p><i>Listing Courtesy of PREFERRED SHORE</i></p>								
	4 Pending <i>*Pending as of 2/26/2024</i> <i>MLS ID: A4591857</i>							
404 Pheasant Way	Single Family	3/4	2,757 sq ft	12,263	12/29/2023	\$3,975,000	2/26/2024	\$1,442
<p>Under Construction. ~Allegra Homes</p> <p><i>Listing Courtesy of GRECO REAL ESTATE</i></p>								

Pending: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
--	-----------	---------	---------------------	------------------	-----------	--------------------	--------------	-------------------



5 Pending • Pending as of 4/17/2024 MLS ID: D6133429

443 E Royal Flamingo Dr Single Family 3/4 3,426 sq ft 15,000 11/17/2023 \$6,700,000 4/17/2024 \$1,956

Welcome to your dream residence on coveted Bird Key! This exquisite Spanish Mediterranean-style courtyard home offers an unparalleled blend of luxury, comfort, and breathtaking views. Boasting 3 bedrooms and 4 baths, this meticulously designed bayfront property provides an oasis of tranquility in the heart of Sarasota and direct access via your private deep-water dock to the Gulf of Mexico. As you enter through the gated courtyard, you are greeted by the allure of a trickling fountain, surrounded by lush landscaping, creating a serene and secluded retreat. The courtyard design seamlessly integrates indoor and outdoor living spaces, perfect for entertaining or enjoying quiet moments of relaxation. The interior of this home exudes elegance, with a spacious floor plan bathed in natural light. The living areas showcase impeccable attention to detail, featuring high ceilings, arched doorways, and beautiful tile flooring that complements the Spanish Mediterranean aesthetic. The gourmet kitchen is a culinary enthusiast's delight, equipped with top-of-the-line appliances, including a Subzero fridge, 6 burners w/ griddle Wolf range & double ovens, multiple beverage coolers and a large, Carrara marble island boasting an additional sink. Whether you're preparing a casual meal or hosting a grand dinner party, this kitchen is both functional and stylish, with custom cabinetry, reclaimed barn wood flooring and premium finishes. The three bedrooms offer comfort and privacy, each with its own en-suite bath. The master suite is a sanctuary of luxury, complete with spa-like amenities, a soaking tub, 2 walk-in closets and private access to the backyard retreat. Bird Key is renowned for its exclusive waterfront lifestyle, and this residence epitomizes the best it has to offer. From the private pool oasis to the sweeping views of downtown Sarasota and the Ringling Bridge, every detail of this property reflects a commitment to a life of sophistication and leisure.

Listing Courtesy of PARADISE EXCLUSIVE INC

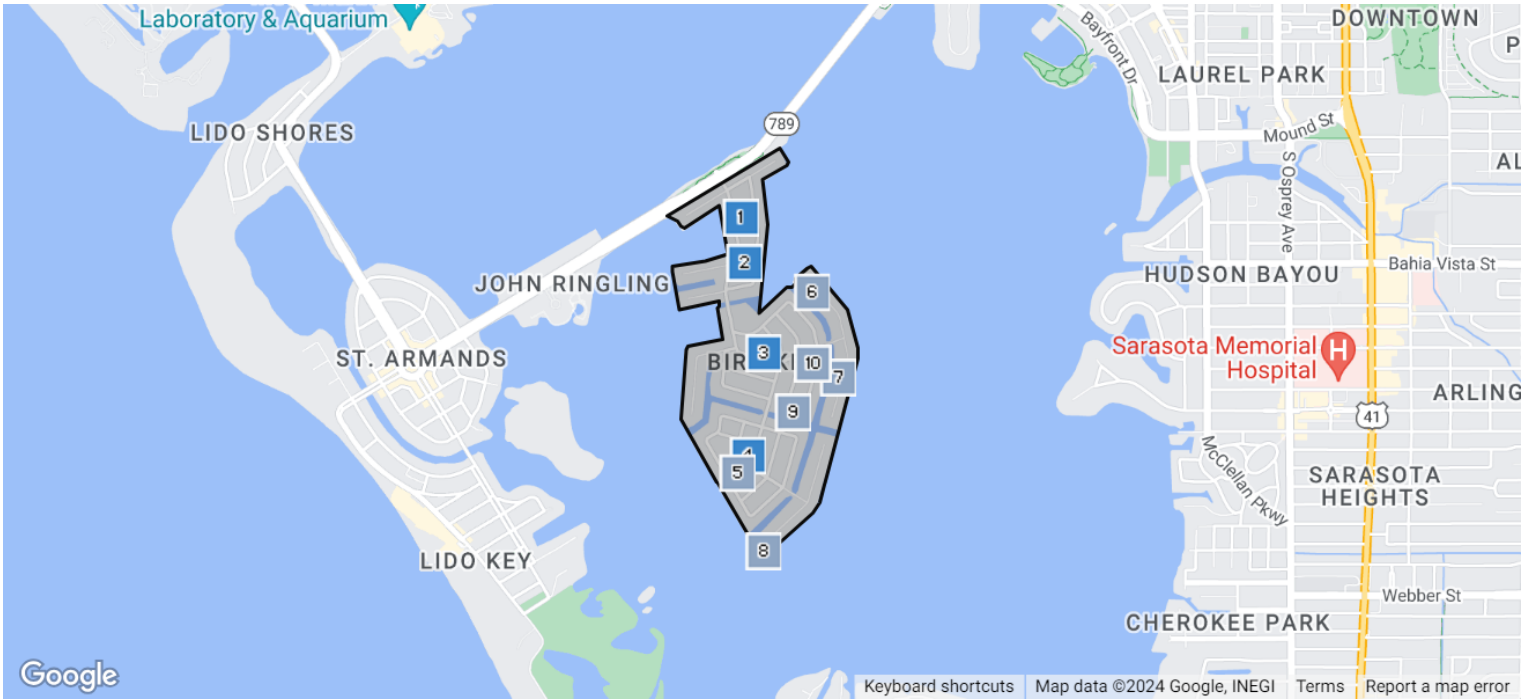


6 Pending • Pending as of 2/13/2024 MLS ID: A4580755

424 Pheasant Way Single Family 3/4 2,756 sq ft 11,900 8/31/2023 \$3,975,000 2/13/2024 \$1,442

Pre-Construction. To be built. Acclaimed homebuilder Allegra Homes designs and builds with excellence, quality and integrity throughout each and every one of their homes. This new to-be-built Bird Key residence at 424 Pheasant Drive is no exception. The "Laurie" floor plan is sure to be another winner among buyers who desire the very best in luxury and location. The carefully planned and thoughtfully detailed 2,756 sq. ft. floor plan is open, bright and simply divine with see-thru views from the entry all the way to the pool/spa and over 1,300 sq. ft. of screen enclosed outdoor space. There are 3 bedrooms, 3 full baths, 1 half bath plus a study and a bonus room just off the outdoor area which opens on 2 sides to create a backyard oasis of comfortable indoor-outdoor living. Relax, cook, dine and entertain al fresco in this delightful setting. A gorgeous great room with high ceiling, built-in entertainment wall and pocketing glass sliders open to the outdoors and creates an exceptional one-with-nature ambiance. Enjoy the pool views from the floor to ceiling windows in the dining room, creating an environment unlike any other for a formal dinner party. The master wing is truly an awesome place of privacy, comfort and tranquility with a lavish bath equipped with a frameless glass shower with rainhead, free-standing designer tub, water closet, large vanity and roomy dual walk-in closets. Both the second and third bedrooms are en suite. Adjoining the great room is a fabulous cook's kitchen featuring high-end Wolf, SubZero and Dove appliances including a wine fridge and 36" cooktop. Additional highlights include a 3-car garage with epoxy finished floor, tray ceilings, tankless water heater, recessed lighting, pool and house alarm, professionally landscaped with irrigation well, impact double pane Low-E windows and doors, 8-ft. interior solid core doors, and brick paver entry, walks, drive and lanai...just to name a few. The incredible location just across the scenic high-span Ringling Bridge with its stunning water views, Bird Key is one of the area's most prestigious barrier islands. Its close proximity to world-famous St. Armands Circle, Lido Beach and Sarasota's downtown cultural epicenter makes it a highly sought after place to live. For a private club experience, join the Bird Key Yacht Club with outstanding amenities and opportunities for boating, social and recreational enjoyment in a beautiful waterfront setting.

Listing Courtesy of GRECO REAL ESTATE



Closed: 10

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
-----------	---------	---------------------	------------------	------------	-------------	--------------	-------------------

Closed: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
1	Closed							
<i>* Sold Date: 3/27/2024, MLS Listing A4590077: 12/5/2023 MLS ID: A4590077</i>								
217 Bird Key Dr	Single Family	3/4	2,489 sq ft	15,154	1962	3/27/2024	\$2,400,000	\$964

PRICE IMPROVEMENT ON THIS BEAUTIFUL HOME! Indulge in luxury at this stunning pool home in the sought-after Bird Key community. New tropical landscaping beckons, offering a preview of the beauty within. Originally renovated by Ampersana Construction and Sawa Design Studio in 2014, this home has been elevated to a showplace in 2023, and features ALL NEW PGT HURRICANE IMPACT RATED WINDOWS AND DOORS throughout the home. Step through the Unique Custom Pivot Hurricane Impact Rated Front Door to a gracious entry, where the tropical views of the private backyard draw you through Newly Installed PGT Hurricane Impact French Doors, seamlessly blending indoor and outdoor living. The backyard haven boasts a generous patio, a sparkling Heated Saltwater pool with PebbleTec finish, and underwater Jandy lighting- an idyllic setting with beautifully updated landscaping featuring a new lighting system to highlight the mature palms dancing in the gentle winds in the evenings. Inside, the open floor plan captivates with a living area with gas fireplace, adorned with updated Designer surround, and custom cabinetry on both sides, then seamlessly transitions to the dining area, which impresses with Designer Luceplan Chandelier, along with Skylights, and Scandinavian Wallpaper Accent Walls, to set a warm ambiance for dining and entertaining. The built in Quartz topped Dining Buffet provides an ample serving area, and additional storage, for entertaining in style. The kitchen is a Culinary Delight, boasting a natural quartz waterfall island with seating, wood cabinetry by Campbell Cabinets, sleek quart countertops, counter to ceiling Marble Backsplash, and sleek stainless steel appliances, featuring an induction range. The primary suite is a Sumptuous retreat, also with French Door Access to the back yard, with ensuite with dual vanities, a rejuvenating walk in shower, and a generous walk in closet with California Closet Systems (in all bedroom closets). The other two bedrooms are opposite the primary, ensuring privacy and comfort. One of the two secondary bedrooms offers an ensuite bathroom and ample closet, while the third bedroom, also with generous closet, provides views of the lovely side yard. The separate office/ den will be your favorite place to curl up with a book and could be converted to a 4th bedroom. There is also a separate Laundry Room with laundry sink. The Attached two car garage, with a Gardener's Utility Half Bath, has also been updated with Hurricane Impact window and side door, the garage door is also PGT Hurricane Impact Rated. The flooring has been Epoxy coated. Other updates to this Special Home include Updated Plumbing and Electrical, (2) 2023 Water Heaters, Designer Fans and Recessed LED Lighting throughout the home, Landscape Irrigation with a French Drain System, Freshly painted inside and out, Newly Stained Wood Exterior, New Designer Exterior Wall Sconces. (Full list of upgrades/ updates available). Bird Key, Sarasota's gem, is conveniently situated near downtown, boasting top-notch amenities such as world-class shopping, dining, cultural venues, A-rated schools, and hospitals. Beach enthusiasts can relish the proximity to Lido Beach and the vibrant scene at St. Armands Circle. The Bird Key Yacht Club provides a hub for social activities, dining, pool, fitness, and marina services. Call to see this Fantastic Home Today!

Courtesy of COLDWELL BANKER REALTY

Closed: 10 (cont.)



2 ■ **Closed** *Sold Date: 2/29/2024, MLS Listing A4585602: 11/14/2023 **MLS ID: A4585602**

245 Bird Key Dr Single Family 3/3 2,515 sq ft 12,905 1976 2/29/2024 \$2,125,000 \$845

Experience a stunning transformation in this meticulously updated garden home nestled in the prestigious Bird Key community. Every inch of this captivating three-bedroom, three-bathroom residence has been thoughtfully renovated, promising a lifestyle of contemporary comfort. From the newer roof to the modernized interiors, this home offers a fresh start and awaits your personal touch. Immaculate landscaping, featuring lush greenery and meticulous attention to detail, sets the stage for the elegance that awaits inside. The paved driveway and grand entryway provide an inviting welcome, setting the tone for the lavish experience that this home offers. Upon entering, solid wood and glass double doors usher you into the open living and dining room that beckons with its cathedral ceiling, glistening marble flooring, and a dual-sided gas fireplace. Each carefully crafted interior detail reveals itself, reinforcing the sense of opulence that defines this home. The contemporary eat-in kitchen is a masterpiece of modern design. Here, stainless steel appliances and fixtures, custom cabinetry, and sleek Caesarstone countertops combine to create a chic and functional space. This kitchen is more than just a place to prepare meals; it's an inviting haven where family and friends can gather, effortlessly flowing into the family room. Glass sliders in the family room lead to the beautifully updated pool deck, blurring the lines between indoors and outdoors. Whether you're enjoying a leisurely morning coffee or a private evening by the pool, the lanai offers the perfect backdrop. With newer paved sundeck, an updated pool cage, privacy wall of Areca palms, and a resurfaced heated swimming pool, this space is an oasis of tranquility. The primary suite is a generous sanctuary, thoughtfully designed with your comfort in mind. Revel in the customized closets ensuring ample storage space, while the ensuite bathroom is a haven of luxury, boasting modern finishes that transform your daily routine into a spa-like experience. Guest bedrooms and the guest bathrooms have also undergone extensive updates. One of these bedrooms is currently utilized as an office. This exceptional garden home in Bird Key, with its extensive updates and prime location, is a rare opportunity to enjoy the very best that Sarasota has to offer. Living in Bird Key means embracing a life of elegance and convenience. This exclusive enclave is perfectly positioned between the vibrant downtown Sarasota and the charming allure of St. Armands Circle. A short stroll from your front door, you'll discover the delightful Bird Key Park. Consider joining the Bird Key Yacht Club to elevate your living experience even further, it's just moments away from your doorstep.

Courtesy of COLDWELL BANKER REALTY







3 ■ **Closed** *Sold Date: 4/30/2024, MLS Listing A4597795: 1/31/2024 **MLS ID: A4597795**

329 Bird Key Dr Single Family 3/3 2,190 sq ft 15,971 1961 4/30/2024 \$1,540,000 \$703

Welcome to your future oasis on the prestigious Bird Key! This charming pool house, nestled on one of the largest lots on the island, awaits to become your home sweet home. With ample space to craft your private sanctuary, this property offers a unique blend of original 1960s features and modern updates, exuding a vibrant personality that's both timeless and contemporary. Spanning 2,190 square feet, the residence boasts 3 bedrooms and 2.5 bathrooms, presenting the perfect size for comfortable living while remaining effortlessly manageable. The lush landscaping surrounding the circle drive creates an immediate sense of privacy, and the gated entry, adorned with antique wood French doors, welcomes guests in an elegant fashion. As they step inside, the vast great room unfolds, revealing immediate views of the pool and backyard. Brick room separators add both storage and character, providing display or seating space without obstructing the open layout. The renovated kitchen seamlessly blends original 1961 features, such as the round double bowl stainless sink, with modern amenities, including stainless steel appliances, stone counters, and solid wood cabinets. The oversized primary bedroom boasts an ensuite bathroom, a built-in wall closet, a large walk-in closet, and a private entrance to the pool and lanai. Step onto the covered lanai flooded with light from strategically placed skylights and illuminated by three ceiling fans. Beyond the screened pool and spa lies a rare find on Bird Key—a lush green lawn, thanks to the generously sized lot that allows for a yard around the side and back of the home, enveloped in privacy landscaping. Conveniently located within walking distance to the Bird Key Yacht Club, residents can partake in boating, tennis, waterfront dining, golf, and a diverse social calendar, including food and wine events, athletics, social gatherings, intellectual series, and holiday celebrations. Bird Key perfectly positions itself between the cultural offerings of Downtown Sarasota and the shopping and dining delights of St. Armand's Circle. Just a short distance away awaits the ever-popular Lido Beach, completing the picture of a life well-lived. If you're ready to have it all, don't wait to schedule your private viewing of this true gem on Bird Key!

Courtesy of PREMIER SOTHEBYS INTL REALTY

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>4 Closed *Sold Date: 4/30/2024, MLS Listing A4596138: 2/14/2024 MLS ID: A4596138</p> <p>540 Bird Key Dr</p> <p>Single Family 3/2 1,924 sq ft 12,840 1973 4/30/2024 \$1,500,000 \$780</p> <p>Your opportunity to reside in the very heart of Sarasota's vibrancy has arrived with this lovingly maintained single-story gem on Bird Key. Embrace the essence of the ultimate in Suncoast living with a property that not only exudes timeless elegance but also places you at the very core of Sarasota's cultural and recreational attractions. With 3BR/2BA and 1900+/- sq. ft., this residence offers not just a home but a lifestyle, where the charm of St. Armands Circle, the allure of Lido and Longboat Keys' beaches and the cultural richness of downtown Sarasota are all within your reach. Whether you choose to relish its classic appeal or to embark on a fresh architectural journey adhering to the latest codes, this home stands as the epitome of sophisticated living in Sarasota's epicenter. This ground-level residence, built in 1973 and meticulously preserved, stands as a testament to timeless elegance and the allure of a prime location. As you step through the wrought iron entryway, a split floor plan reveals itself, seamlessly blending family privacy and welcoming spaces for guests. The spacious kitchen is a culinary haven with all-white cabinetry, stone countertops, stainless steel appliances and a breakfast bar. Adjacent to the kitchen is a cozy family room, perfect for cocktails and conversations. On the other side is the dining area, beckoning for intimate gatherings. The large primary suite is a retreat in itself, featuring sliders to the pool area, a walk-in closet and a pristine primary bathroom with dual sink vanity, all-white cabinetry and tile flooring. The guest accommodations are both comfortable and generously sized, with one bedroom currently configured as an office, providing slider access to the pool area. Step outside to the screened lanai, where an extensive covered area embraces an oversized pool – providing an ideal space for indulging in relaxation or hosting outdoor gatherings. Your best value on Bird Key awaits, offering you the choice to savor its existing charm or shape a new chapter in architectural excellence to your exact desires.</p> <p><i>Courtesy of COLDWELL BANKER REALTY</i></p>								
 <p>5 Closed *Sold Date: 1/3/2024, MLS Listing A4583867: 9/26/2023 MLS ID: A4583867</p> <p>568 Bird Key Dr</p> <p>Single Family 3/2 2,310 sq ft 12,840 1965 1/3/2024 \$2,170,000 \$939</p> <p>Extensively renovated in 2020- new kitchen, new baths, new tile floors , all Subzero/Wolf appliances, new windows and doors throughout, new heated salt water pool with clear view enclosure (with doggie door). Well appointed on a private fenced in, professionally landscaped yard. New HVAC (Bosche) in 2023. All new plumbing and light fixtures inside and out. Separate irrigation well. This home is in the premier neighborhood of Sarasota. This house has been renovated to showcase the best Florida has to offer. The rear of the house is all sliders opening to a huge screened in pool deck which is your outdoor living room.</p> <p><i>Courtesy of BRIGHT REALTY</i></p>								
 <p>6 Closed *Sold Date: 2/5/2024, Public Record MLS ID: –</p> <p>410 Meadow Lark Dr</p> <p>Single Family 3/3 3,257 sq ft 15,000 1973 2/5/2024 \$3,400,000 \$1,171</p> <p>–</p>								
 <p>7 Closed *Sold Date: 1/30/2024, MLS Listing A4595181: 1/19/2024 MLS ID: A4595181</p> <p>464 Meadow Lark Dr</p> <p>Single Family 3/3 3,437 sq ft 15,000 2003 1/30/2024 \$3,930,000 \$1,143</p> <p>Canal home on Bird Key</p> <p><i>Courtesy of COMPASS FLORIDA LLC</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-------------	--------------	-------------------



8 **Closed** • Sold Date: 12/6/2023, MLS Listing U8215739: 10/12/2023 **MLS ID: U8215739**

683 Mourning Dove Dr Single Family 6/8 6,540 sq ft 21,930 1996 12/6/2023 \$11,500,000 \$1,758

Discover an unparalleled waterfront oasis nestled on the southern tip of desirable Bird Key. Sarasota is consistently recognized as one of the best places to live and retire in the U.S. This remarkable estate, just minutes from St Armands, downtown cultural venues, fine dining and pristine beaches, offers the pinnacle of luxury living. This residence boasts the absolute best location and views in all of Sarasota, with uninterrupted 270 degree panorama of Big Pass and its beautiful sandy beaches. Arguably the finest lot in all of Sarasota. Only the finest materials and appliances were used to construct this beautiful masterpiece. With 238 feet of seawall, this property can graciously accommodate your yacht. Wake up to mesmerizing sunrises from the primary bedroom and enjoy cocktails on the lanai as the sun sets in the horizon. Privacy is paramount with a thoughtful designed lot layout that creates the sensation of your own private island. The 75 foot PebbleTec infinity edge lap pool and hot tub beckon for relaxation, while Italian porcelain tile flows seamlessly from the main floor to the outdoor entertaining areas. Boating and water sports enthusiasts will revel in the convenience of the sports dock, capable of accommodating an additional boat lift, and easy access to the Gulf for exceptional fishing and boating. Meticulously renovated from the studs up over the past four years, it boasts new hurricane-rated windows, roof, electrical wiring, plumbing, HVAC, level 5 finishing, floors, cabinetry, doors, floor plan, Polyaspartic garage floors and more! With six en suite bedrooms, a pool bath and a powder room, as well as a flex room perfect for an office, workout room or art studio, this residence is designed for both comfort and functionality. This remarkable home also features a spacious 3,100 square foot non-conforming lower-level space. The professionally designed contemporary interior by Apex-Studio Santa Maria perfectly complements the open layout, creating an ideal space for the best entertaining and daily living. Indulge in the epitome of luxury and waterfront living in this Sarasota masterpiece. Your dream home awaits!

Courtesy of DALTON WADE INC



9 **Closed** • Sold Date: 12/29/2023, MLS Listing A4584435: 10/6/2023 **MLS ID: A4584435**

450 Partridge Cir Single Family 3/3 2,754 sq ft 15,207 2009 12/29/2023 \$3,775,000 \$1,371

Southern Exposure on Sailboat Waterfront on Desirable Bird Key: Perfect for boating enthusiasts, this home showcases indoor/outdoor living and epitomizes coastal elegance with serene Sarasota Bay views. Nestled on a prime deep-waterfront site, it offers stunning bay and canal views, a private boat dock with lift, and quick bay access. Built to hurricane standards (elevated to 11' 2" with impact windows and sliding glass doors), this eco-friendly home boasts 12' high ceilings, crown moldings, retractable glass doors, a gourmet kitchen with an induction cooktop (convertible back to gas), and a secluded master suite with bay views, dual walk-in closets, an opulent bathroom, and a sunlit office. Unwind in the bay-view spa or entertain effortlessly, indoors or poolside. Located a short distance from downtown Sarasota, St. Armands Circle, and pristine beaches. Bird Key is one of Sarasota's premier waterfront communities, near Lido Beach, Longboat Key, and Siesta Keys. Within walking or biking distance to Bird Key Yacht Club, which offers exclusive amenities, including a fitness center, tennis courts, or additional boat dockage (fees apply). Experience this splendid home's idyllic setting, newer updates, and proximity to amenities for a truly desirable coastal lifestyle to create everlasting memories. Copy this link for Matterport Website - <https://my.matterport.com/show/?m=8TLCqSmavJu>

Courtesy of COLDWELL BANKER REALTY

Closed: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
10	Closed	* Sold Date: 1/29/2024, MLS Listing A4587023: 11/2/2023 MLS ID: A4587023						
493 Partridge Cir	Single Family	5/3	3,422 sq ft	13,200	1976	1/29/2024	\$2,375,000	\$694

Nestled on a peaceful street in the prestigious and highly sought-after Bird Key neighborhood, this spacious garden home is a hidden gem. Surrounded by lush, mature landscaping, paved driveway, and a two-car garage, this single-story 5-bedroom, 3-bathroom ranch home offers a slice of paradise in the heart of Sarasota. The interior of this home boasts an open-concept split floor plan with well-defined, flowing areas that include both a family room and a living room, making it ideal for modern living. The open-plan kitchen features granite countertops with an island seamlessly opening to the family room, both overlooking the expansive private backyard and inviting pool area. The remarkably large master suite features a spacious master bedroom with a walk-in closet and a generously sized en-suite bathroom. Guests and family are welcome in this generously sized home with two guest bedrooms and a bathroom thoughtfully placed on one side of the house, and another two bedrooms and a bathroom on the opposite side, ensuring privacy and separation for all. This home is one of the largest single floor ranch homes on the Key and the lowest price per sf. Hurricane impact windows have been ordered and are soon to be installed throughout the entire house, ensuring safety and security. Living on Bird Key means enjoying the convenience of a fantastic location. You're just a stone's throw from Sarasota's stylish downtown, offering fine shopping, world-class dining, cultural activities, and theaters. For beach lovers, the sandy shores of Lido Beach are nearby, as well as the dining and shopping options at St. Armand Circle. Plus, this home is within an easy walk, bike ride, or drive to the Bird Key Yacht Club, with its own social activities, tennis, fitness facility, pool, dining, and marina. Don't miss this opportunity to own a piece of paradise on Bird Key.

Courtesy of COLDWELL BANKER REALTY

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



MSC Mortgage
MSC Mortgage

Contact:
Matt Lambert, Loan Consultant

info@mscmortgage.com

Office:(941) 544-0710
Fax:(844) 556-5387

NMSL# 1209513
4800 N. Scottsdale Road
Suite 3800
Scottsdale, AZ 85251

<https://www.mscmortgage.com>

MSC Title
MSC Title

Contact:
Laura Bowers, Managing Director

inquiries@msctitle.com

Office:(941) 552-5211

40 N. Osprey Avenue
Sarasota, FL 34236

<https://www.msctitle.com>

BKS Insurance
BKS
INSURANCE PARTNERS
— AN MSC JOINT VENTURE —

Contact:
Erin Fleeman, Risk Consultant

erin.fleeman@bks-partners.com

Office:(941) 217-1002

100 S. Washington Blvd.
Sarasota, FL 34236

<https://bksmsc.com>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.