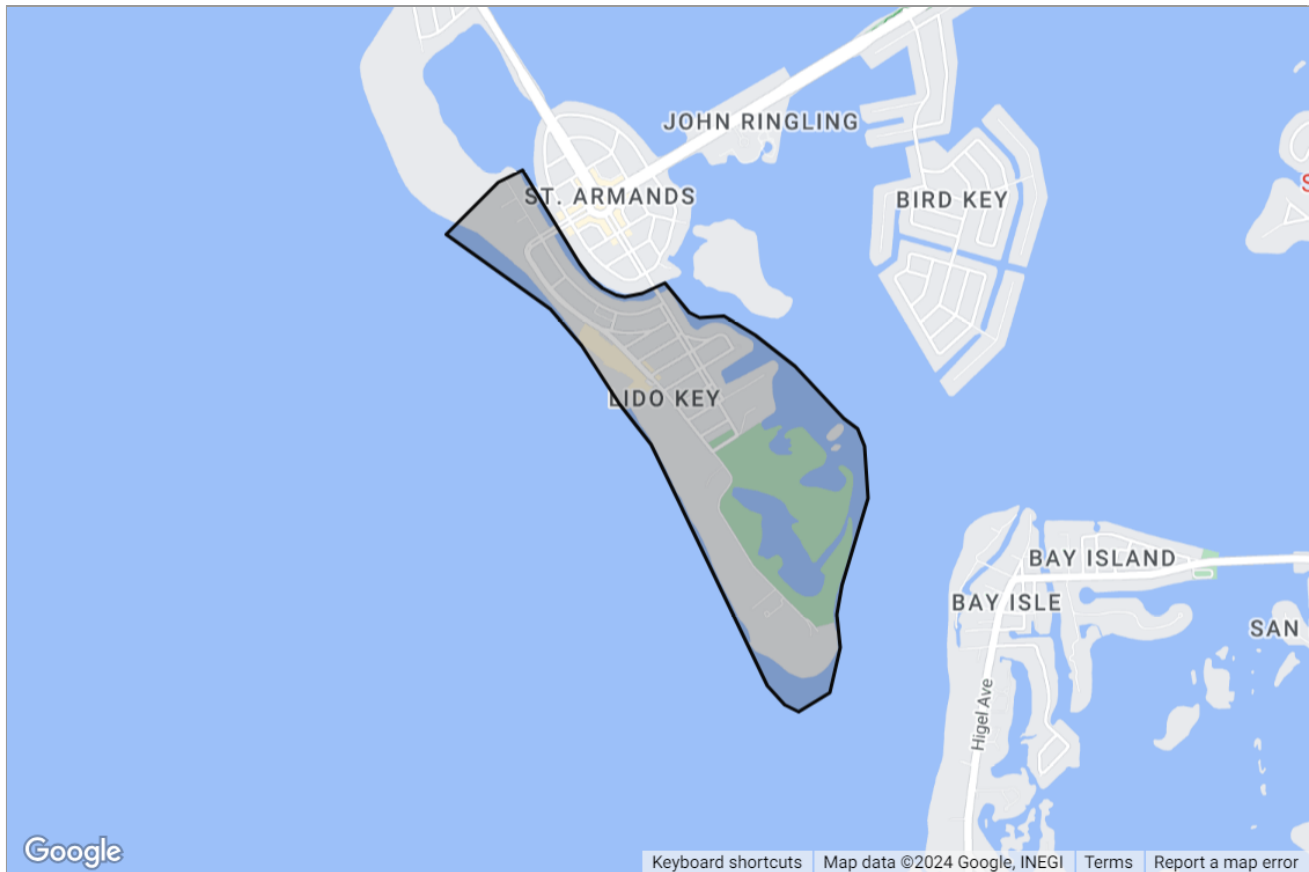


MARKET ACTIVITY REPORT

Lido 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

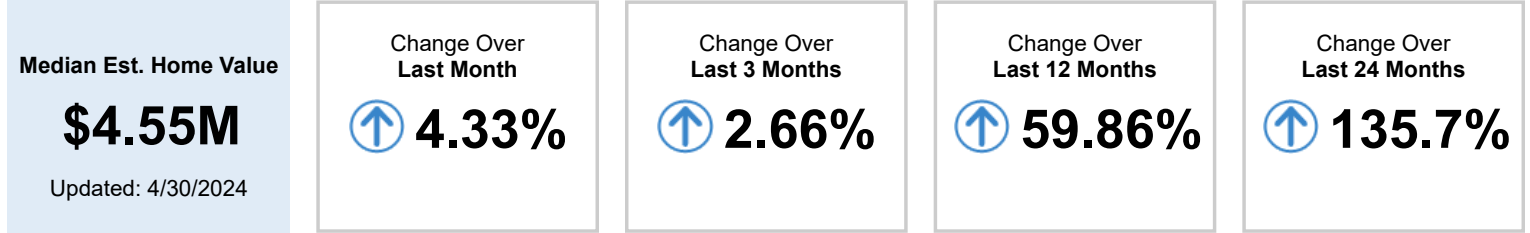
Agent: www.4SarasotaHomes.com

Michael Saunders & Company

61 S. Blvd of the Presidents
Sarasota, FL 34236

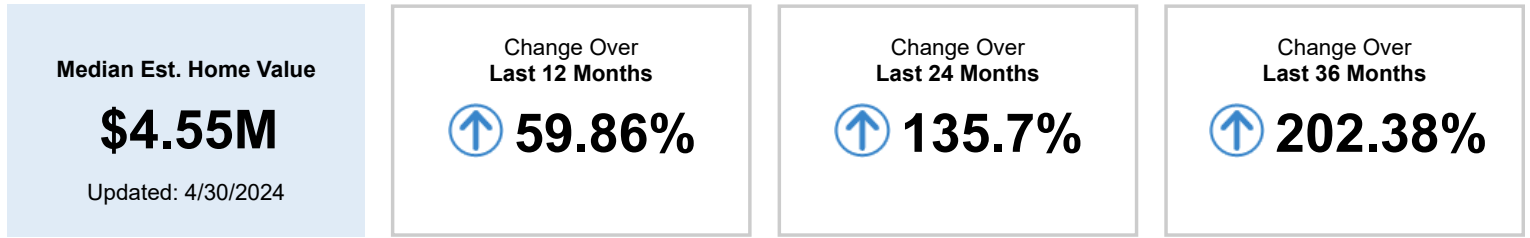
Lido Key in Sarasota, FL

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

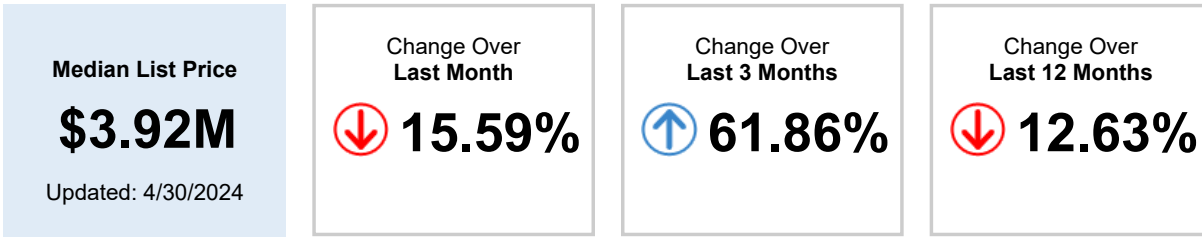


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 5/6/2024.

Market Snapshot: Sales Price

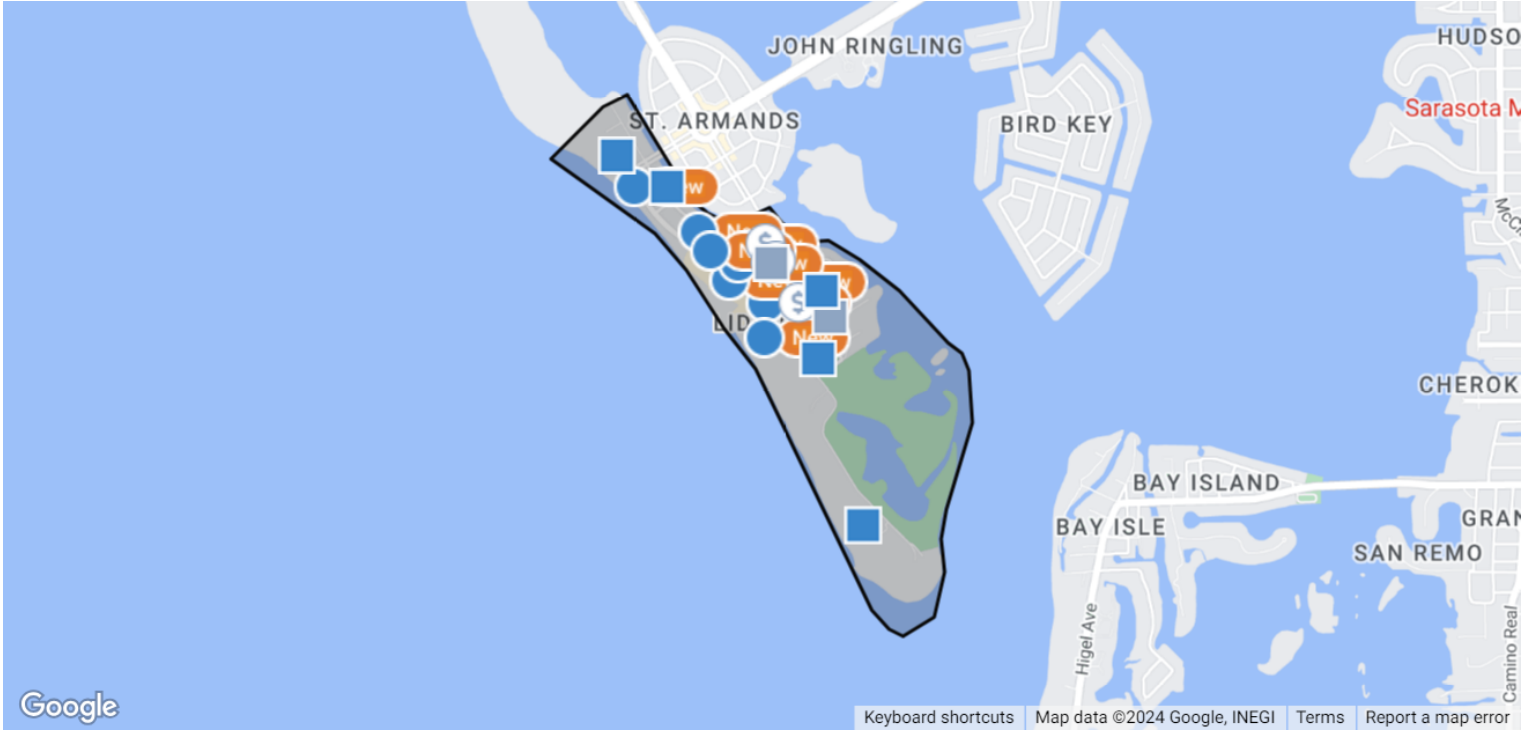
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price



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

Market Activity Summary Stats

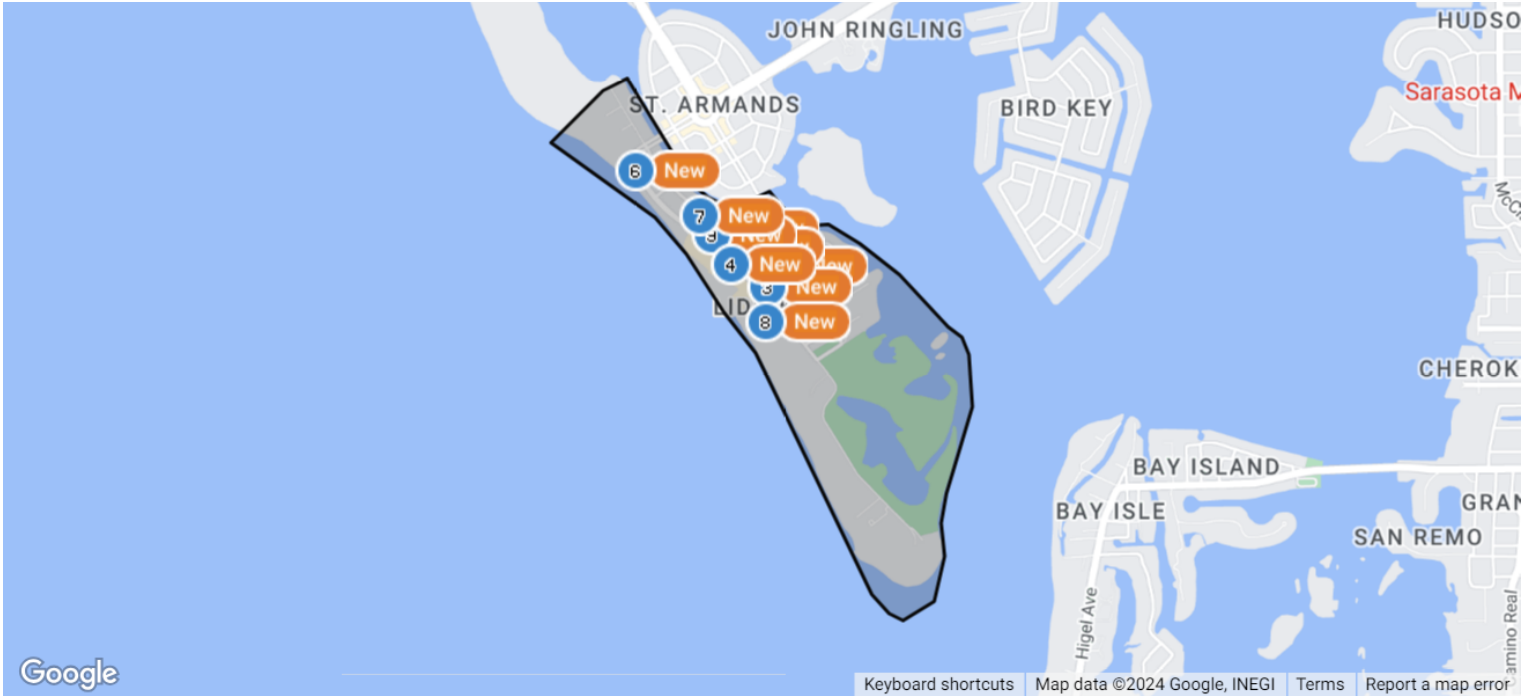


Search Criteria | **Location:** Lido Key in Sarasota, FL; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Distressed, Pending, Closed, Price Change; **Property Types:** Single Family; **Maximum Properties per Change Type:** 10; **Sort Order:**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

	New New Listings	■ Closed	Ⓢ Price Changes
Number of Properties	9	7	4
Low Price / Value	\$695,000	\$310,000	\$695,000
Median Price / Value	\$4,650,000	\$1,500,000	\$2,250,000
High Price / Value	\$7,500,000	\$8,995,000	\$2,450,000
Average Price / Sq. Ft.	\$1,524	\$1,078	\$1,122

Median Price / Sq. Ft.	\$1,567	\$1,127	\$1,038
Average Days in RPR	102	34	181
Median Days in RPR	118	–	160
Total Volume	\$37,175,000	\$18,905,000	\$7,645,000

Lido Key in Sarasota, FL



New Listings: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • New, Active: 4/9/2024 MLS ID: A4606511


421 Cleveland Dr Single Family 2/2 1,370 sq ft 14,962 1949 4/9/2024 \$3,200,000 \$2,336

This is a 2/2/ Ranch Style Home that was built in 1939 which makes this property unique, favorable, durable and desirable! This 14,962 sqft piece of land sits on lots 5 and 6 in the Derringers Resub-division. According to the City of Sarasota Building Department you have the flexibility of a complete remodel, add-ons, separate new build or a demolition, but the buyer is responsible for confirming this information. This home is sustainable and in very good shape for a Lido Key original. You see the pics, and what you see is what you get! However, this could also be the PERFECT OPPORTUNITY TO BUILD YOUR FOREVER HOME!!!! Especially, if you are seeking a complete tear down project to design YOUR BRAND NEW LUXURIOUS HOME. Envision your customize home sitting two stories above a multi car garage that protects your classic and/ or vintage cars, or perhaps your luxury and/ or rare cars; along with family water toys like boats, kayaks, etc. YOU CAN BE THE CREATOR TO YOUR NEW HOME with a gourmet kitchen, luxurious bathrooms that can include a spa for some Zen style relaxation. In addition, you have the flexibility to creating trendy bedrooms, or have the royalty add-ons since you are in a Worldly desired location of Lido Key, Florida. YOUR LUXURIOUS HOME PROJECT could fit your idea of outdoor entertainment, home theater comfort, or a roof top extravaganza! Not to mention, there's plenty of space tp customize your home office that has built in smart home technology, and so much more!! Did I mention you are only steps to Lido Beach, a drive over the John Ringling Causeway bridge and you made it to downtown Sarasota. Drive over the Long Boat Key bridge and you made it to the golf courses. You're close to the Sarasota / Bradenton Airport, State College of Florida, Ringling College of Art & Design, University of South Florida, New College, Keiser University, and the IMG Academy. You will also find that you are close to restaurants, entertainment, museums, shopping, art galleries, out door activities, and we have world wide sporting events held at Benderson Park and more! All you have to do is visualize the 14,962 sqft details of your home in front of a builder, an architect, a developer and an engineer, or just me and I can introduce you to the experts that will make your dream come true!

Listing Courtesy of KELLER WILLIAMS ON THE WATER S

New Listings: 9 (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 • <i>New, Active: 11/20/2023</i> <i>MLS ID: A4589957</i>							
440 S Blvd Of The Presidents	Single Family	4/4	2,452 sq ft	7,603	2015	11/20/2023	\$2,450,000	\$999
<p>You Will Be WOWED! by this Very Rare and SPECIAL OPPORTUNITY on Lido Key--walking distance to the Powdery Quartz Sands of Lido Beach and the Shopping**Dining**Entertainment of St. Armand's Circle---a true "Park & Go Anywhere" location. This MULTI-PURPOSE property can function as Large Family Residence with Secondary Primary Suite and Living Area; Single Family Residence with (rentable) In-Law Suite with its own Private and Secured Entrance or a Duplex (each 2 bedrooms/ 2baths)-- rent one side and live/vacation in the other!. Perfect as Year-Round; Seasonal or Investment Property. Four Bedrooms/Four Bathrooms with multiple configurations of spaces (see floor plan in the photos). 2015 Build Elevated Structure with Metal Roof and Hurricane Windows/Doors; TURNKEY FURNISHED; Bright Spacious Open Floor Plan; Tile Throughout; (2) sets of Washer/Dyers; (2) Secured Garages PLUS a 900 sq ft + Bonus Space on Lower Level. Lido Key Community Pool and Beach Pavilion located only one block away. Weekly Rentals Allowed--Perfect as Year-Round; Multi-family /Intergenerational; Seasonal or Investment Property--YOUR CHOICE!</p> <p><i>Listing Courtesy of KELLER WILLIAMS ON THE WATER S</i></p>								

	3 ● Active • <i>New, Active: 12/7/2023</i> <i>MLS ID: A4591801</i>							
800 S Blvd Of The Presidents, Unit 12	Single Family	2/2	1,090 sq ft	-	1972	12/7/2023	\$695,000	\$638
<p>SARASOTA'S SAINT ARMAND'S CIRCLE & LIDO KEY welcomes you to the EMBASSY VILLAS. Prime Location. This stylish TURN KEY FURNISHED updated corner unit is perfect for you to enjoy the island lifestyle and walk to the beautiful Lido Key Beaches and to the Saint Armand's Circle to enjoy the many world class restaurants, shops, ice cream cones, and events. TWO BLOCKS from the famous Lido Beach on the Gulf of Mexico, with food and drinks concessions, picnic tables, shade gazebo, restrooms, showers and the Lido Beach Public Pool. The townhouse style home features vaulted ceilings and large windows that light up this contemporary townhouse. Two story villa with a private patio entry. Master bedroom suite with bathroom is on the first floor and the guest bedroom on the second floor with a full bathroom. Lido Nature Park is just steps away where you can kayak, fish and explore the Sarasota's Bay Mangroves and natural beauty of the tropical landscape and many birds. Minutes to the DOWNTOWN SARASOTA to all of the best attraction such as the Selby Botanical Gardens, Opera House, Ringling Museum, theaters and restaurants.</p> <p><i>Listing Courtesy of WAGNER REALTY</i></p>								

New Listings: 9 (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: 3/18/2024 MLS ID: A4601335						
150 Grant Dr	Single Family	8/9	3,500 sq ft	6,000	2024	3/18/2024 \$5,485,000	\$1,567

BRAND NEW 8 BEDROOM 8 1/2 BATH TURNKEY FURNISHED COASTAL HOME IS AN ABSOLUTE MASTERPIECE!!!
Welcome to this extraordinary home with highly desired southern exposure, presenting a luxurious opportunity in the sought-after Lido Key area. With the convenience of an elevator servicing all floors, vaulted ceilings, a rooftop terrace, 8 bedrooms, 8 full baths, and 1 half bath. Located just a block away from the pristine shores of Lido Key Beach, this property offers unparalleled accessibility, with a leisurely 2-minute stroll to the beach or a quick 4-minute bike ride to the vibrant St. Armand's Circle. Embrace breathtaking vistas from the expansive balcony, granting you a captivating preview of the finest views Lido Key has to offer, including the Gulf of Mexico and Downtown Sarasota. Picture yourself savoring coffee or cocktails while basking in the sun on the rooftop terrace, balcony, or the inviting and sun-soaked expansive patio. Exquisitely designed with meticulous attention to detail, the interior showcases a tasteful luxury coastal palette, featuring premium materials throughout. On the ground level, this residence comprises a 2-car garage, a welcoming entry foyer, and convenient access to the stairs or elevator. Stepping into the backyard, you'll discover a splendid pool with a slide, a rejuvenating spa, and a lushly landscaped covered patio with ample seating, offering an idyllic setting for private and memorable outdoor gatherings, bathed in the warmth of the southern exposure. The first level of living exudes grandeur, boasting a magnificent great room that encompasses a chef's kitchen with a sizable central island for bar top seating, an expansive living room, and a dining area. This level also accommodates four bedrooms, each with ensuite baths, providing ultimate privacy for your guests. Two of the bedrooms share a generous balcony, perfect for enjoying refreshing breezes and capturing breathtaking sunsets. The entertainment experience continues on the second level, accessible via the elevator or staircase, where you'll be greeted by a second living area featuring a convenient wet bar. An additional four bedrooms await discovery on this floor, including a master suite boasting a standalone tub, a walk-in shower, a walk-in closet, and another generous balcony offering captivating vistas of beautiful Lido Key. The second floor also presents three more bedrooms, each with ensuite bathrooms, and an additional balcony providing access to the rooftop deck, granting awe-inspiring views throughout the day, including mesmerizing sunrises and sunsets! Take advantage of this rare chance to own a coastal paradise and embrace a lifestyle of luxury and beauty on Lido Key.

Listing Courtesy of RE/MAX ALLIANCE GROUP



5 ● Active	*New, Active: 1/9/2024 MLS ID: A4594791						
235 Grant Dr	Single Family	2/2	1,182 sq ft	6,000	1947	1/9/2024 \$2,100,000	\$1,777

Introducing The Pink Flamingo, a perfect blend of old Florida charm and modern chicness, located just a leisurely 5-minute walk from the stunning Lido Key Beach. From the moment you pull up to this home you will notice the paved brick circular driveway and great curb appeal. This two-bedroom, two-bathroom home boasts a delightful backyard featuring a private pool and ample outdoor entertainment space, promising an idyllic getaway. Step into the living area, thoughtfully designed for both comfort and luxury, adorned with new furniture and a cozy fireplace. The space seamlessly opens to a dining room with built in bench seating perfect for family gatherings. The well-equipped kitchen awaits and overlooks the backyard and pool area. Find solace in the primary bedroom, where worries dissipate amidst charming decor and an ensuite bathroom with a walk-in shower. The second bedroom is a great size as well and is light and bright. A hallway bathroom offers a shower and tub combination, with a convenient washer and dryer for guest use. Nestled in the heart of Lido Key, this home is mere seconds away from St. Armands Circle, a hub of upscale boutiques, restaurants, ice cream and sweet shops, and vibrant beach bars. Cross the John Ringling bridge to reach downtown Sarasota, where cultural delights await, from musical performances at Van Wezel to plays at Florida Studio, and indulgence in fine dining. Whether you're grabbing your beach bag for a day at Lido Key Beach or exploring the nearby South Lido Park for walking, kayaking, and wildlife viewing, The Pink Flamingo ensures your ultimate vacation experience. Embrace the charm, relish the amenities, and make lasting memories in this delightful coastal haven. Great investment property. The home is currently being rented and has forward bookings in place. The ideal location, amazing tropical outdoor living space and private pool make this your perfect escape!

Listing Courtesy of RE/MAX ALLIANCE GROUP

New Listings: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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6 ● Active • *New, Active: 12/5/2023* *MLS ID: A4591376*

117 S Polk Dr Single Family 4/4 2,583 sq ft 16,888 1952 12/5/2023 \$4,650,000 \$1,800

Tucked away in a tranquil waterfront sanctuary a short stroll from Lido Beach and upscale dining and shopping in St. Armand's Circle, this one-of-a-kind Sarasota School of Architecture design home offers a split plan with two luxurious primary suites. Situated on a .39-acre canal-front lot, the home offers boasts expansive glass walls, flourishing tropical gardens and unparalleled privacy. Built in 1952, the Lido Key residence underwent a series of thoughtful renovations, transforming it from a midcentury-modern ranch-style house into a Sarasota School of Architecture masterpiece, honored with a Florida AIA Design Award in 2022. The stylish nearly 2,600-square-foot home flawlessly blends cherished historic elements with modern luxuries. The design evolution began after the home's purchase in 1989, with the current owner orchestrating three major renovations over the next 30-plus years. The remodels accentuated the home's original Sarasota School elements, including a flat roof, large sliding glass and screen doors, wide overhangs, beamed ceilings and terrazzo flooring. Among other vintage features are built-in storage cubicles and a roll-up pass-through window from the kitchen to lanai. Mahogany cabinetry and built-ins throughout add an air of sophistication. The first renovation included the addition of a floating entrance canopy roof, kitchen and bath updates, and conversion of the carport into a two-car garage with plentiful storage and Japanese-style white glass windows. A second remodel added meticulously designed front and rear courtyard gardens and additional living/dining room windows for enjoying the scenery, aligning with the Sarasota School's philosophy of integrating interior and exterior spaces. A wall of glass sliders opens to the lanai, featuring a built-in Artisan grill and sliding screen doors to the backyard's pool, verdant gardens, spa, fire pit and sculptures. Towering sea grapes conceal the property from the street and bamboo ensures privacy from neighbors on both sides. Beyond dense waterside mangroves and coconut palms is a deep water boat dock with a lift for cruising to nearby Sarasota Bay and the Gulf. The most recent renovation, finished in 2021, converted the home into a versatile split plan with the addition of an private guest wing alternative primary or guest suite, which includes a room divider with book cases, well-appointed wet bar, full bath, remote control operated museum shades and indoor/outdoor shower. Terrazzo floors, a beamed ceiling grid and glass walls on two sides overlook lush greenery, mirroring the overall aesthetic of the home. The opposite end of the house encompasses the original primary suite: a bedroom with stunning backyard views, full bath and closet; a luxurious adjacent office with a built-in mahogany desk and plentiful display shelving; a guest bedroom with, full en suite bath; and a den with grooved plywood paneling, custom bookshelves and a walk-in closet. The den could easily become a fourth bedroom, and separate full bath with original tiles, exposed brick and clerestory windows is just across the hall. Important updates include Miami-Dade rated hurricane windows and doors along with a newer whole house generator. Experience an unsurpassed living experience in this distinctive architectural home next to pristine beaches and St. Armand's Circle.

Listing Courtesy of MICHAEL SAUNDERS & COMPANY



7 ● Active • *New, Active: 12/29/2023* *MLS ID: A4593442*

423 S Polk Dr Single Family 4/4 3,890 sq ft 10,987 2019 12/29/2023 \$5,595,000 \$1,438

Embrace the allure of location, where every day feels like a vacation in this waterfront gem on Lido Key. This residence offers an enticing mix of elegance and practicality, catering to your desires for an idyllic island sanctuary, a family retreat or a lucrative rental investment (conservative estimate of rental income in excess of \$350,000). Strategically positioned to take advantage of the waterfront experience, the property boasts a newer dock and boat lift and will facilitate effortless adventures with your boat, jet ski, kayak or paddleboard — all a mere skip away from the renowned mangrove tunnels and pristine sands of Lido Key Beach. Alternatively, indulge in the sun-soaked Florida lifestyle by basking in the waterfront pool with spacious paver deck and hot tub or on the enormous roof deck with endless views of the Gulf and its ever-changing sunsets, as well as the Downtown Sarasota skyline. Built like a fortress with stainless steel and high-strength concrete construction, the home is also designed for comfortable living, with the first living area offering an open kitchen concept with stainless steel appliances, ample cabinetry and concrete countertops that seamlessly merge into the dining room and great room. Each of the four bedrooms is a sanctuary with its own bathroom and terrace access, offering vistas of the beach and Gulf. The second living area, conveniently offering a kitchenette and second great room, opens to a sprawling terrace overlooking the pool and waterfront, perfect for entertaining and leisurely gatherings. Ample storage, a heated saltwater pool and multiple laundry facilities ensure comfort and convenience. A 4-stop stainless steel elevator, over 3,000 square feet of outdoor spaces, including the entire roof, an automated front gate and a well-equipped dock with a 10,000-pound lift and twin floating jet ski docks are just a few of the amenities. This waterfront haven rests on a serene street on Lido Key, a short walk to iconic St. Armand's Circle and minutes to downtown Sarasota, Sarasota/Bradenton airport, Longboat Key and the vibrant Sarasota lifestyle. Do not miss this chance to claim your slice of paradise!

Listing Courtesy of PREMIER SOTHEBYS INTL REALTY

New Listings: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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8 ● **Active** • *New, Active: 3/15/2024* *MLS ID: A4602803*

119 Mckinley Dr Single Family 10/12 4,443 sq ft 8,608 2023 3/15/2024 \$7,500,000 \$1,688

Welcome to your dream coastal retreat! This stunning home offers unparalleled luxury with 10 bedrooms, each boasting an ensuite and walk-in showers, along with unique accent walls that add character to every room. As you enter, you'll appreciate the turnkey furnished elegance of this home. The second and upper level features two half baths for convenience, while an elevator awaits to whisk you to the second level. Here, an open floor plan awaits, perfect for entertaining. The kitchen is a chef's delight with quartz countertops, a panel-ready refrigerator, brand new appliances, and a walk-in pantry. The adjacent dining room leads to a spacious balcony overlooking the inviting pool deck, ideal for outdoor gatherings. Venture to the upper level, where a bonus room with a wet bar and additional island seating beckons. Step outside to the balcony with a spiral staircase leading to the rooftop terrace, offering breathtaking beach views and the perfect spot to unwind or entertain guests. The master bedroom is a sanctuary with a contemporary tropical design, while the master bath boasts a double vanity, walk-in shower, and a luxurious stand-alone tub for relaxation. Located just 5 minutes away from Lido Key kayak launch, the beach, and the renowned St. Armands Circle, and a mere 10 minutes from downtown Sarasota, this home epitomizes luxury coastal living. Don't miss out on the opportunity to own your piece of paradise!

Listing Courtesy of RE/MAX ALLIANCE GROUP

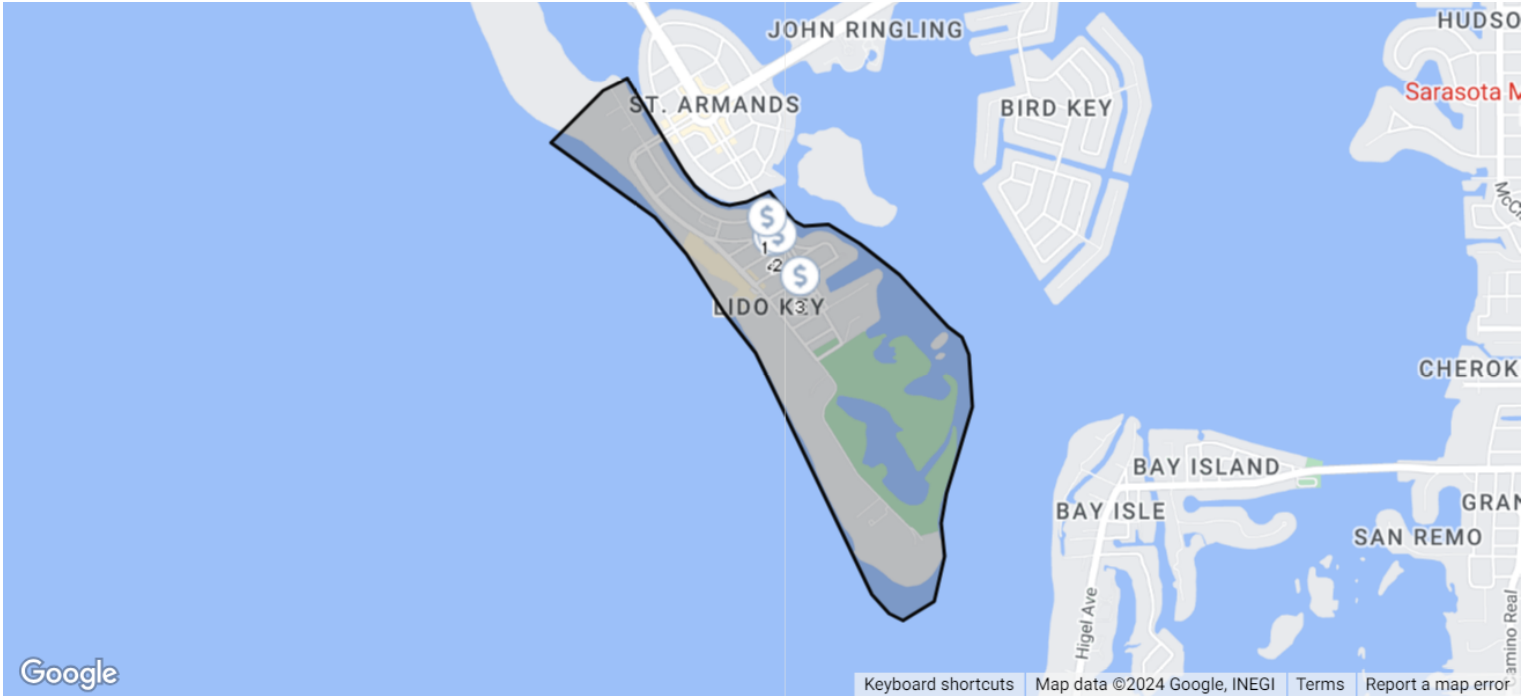


9 ● **Active** • *New, Active: 2/23/2024* *MLS ID: A4600808*

161 Tyler Dr Single Family 5/7 3,724 sq ft 6,988 2024 2/23/2024 \$5,500,000 \$1,477

Under Construction. This absolutely stunning, Perfectly Located, 3 level Lido Key Coastal Home, with Elevator Service from Ground to ALL Floors, features Vaulted Ceilings and 6 Bedrooms - ALL with En Suite Private Baths, with 4 of the 5 bedrooms having balcony access for beautiful Gulf, Beach, and/or Downtown Lido and Sarasota Views. It is located less than 1 block from Lido Key Beach - about a 2 minute walk to the beach and a 4 minute bike ride or 10 minute stroll to St. Armand's Circle. You can literally walk to everything from this home! If you don't believe me, just look at the balcony views and you'll see for yourself. Speaking of Balconies, your 3rd level balcony has access via a spiral staircase to a Roof Top Deck with some of the best views of Lido Key, the Gulf of Mexico, and Downtown Sarasota. You'll love the multiple Balconies and patios to take in your morning coffee and sunrise, or your afternoon cocktail and sunset. The amazing pool features a large covered patio with 2 large teak wood planter boxes full of lush tropical landscaping that surround the spa. On the other side of the spa you'll find bar stools in the pool for the perfect conversation piece, and an oversized heated pool with sunshelf and a Water Slide! That's right, a Water Slide! Just off of the Pool area, you'll find additional seating, dining, and gaming areas including Foosball and Ping Pong. It is the perfect vacation home for you and your family! carefree and perfect experience. If you want privacy, with only the sounds of the waves lapping the shore, while you sit on the now World Famous Sandy Beaches of Lido Key and Siesta Key then this is your vacation home.

Listing Courtesy of DEVELOPERS REALTY LBK, INC



Price Changes: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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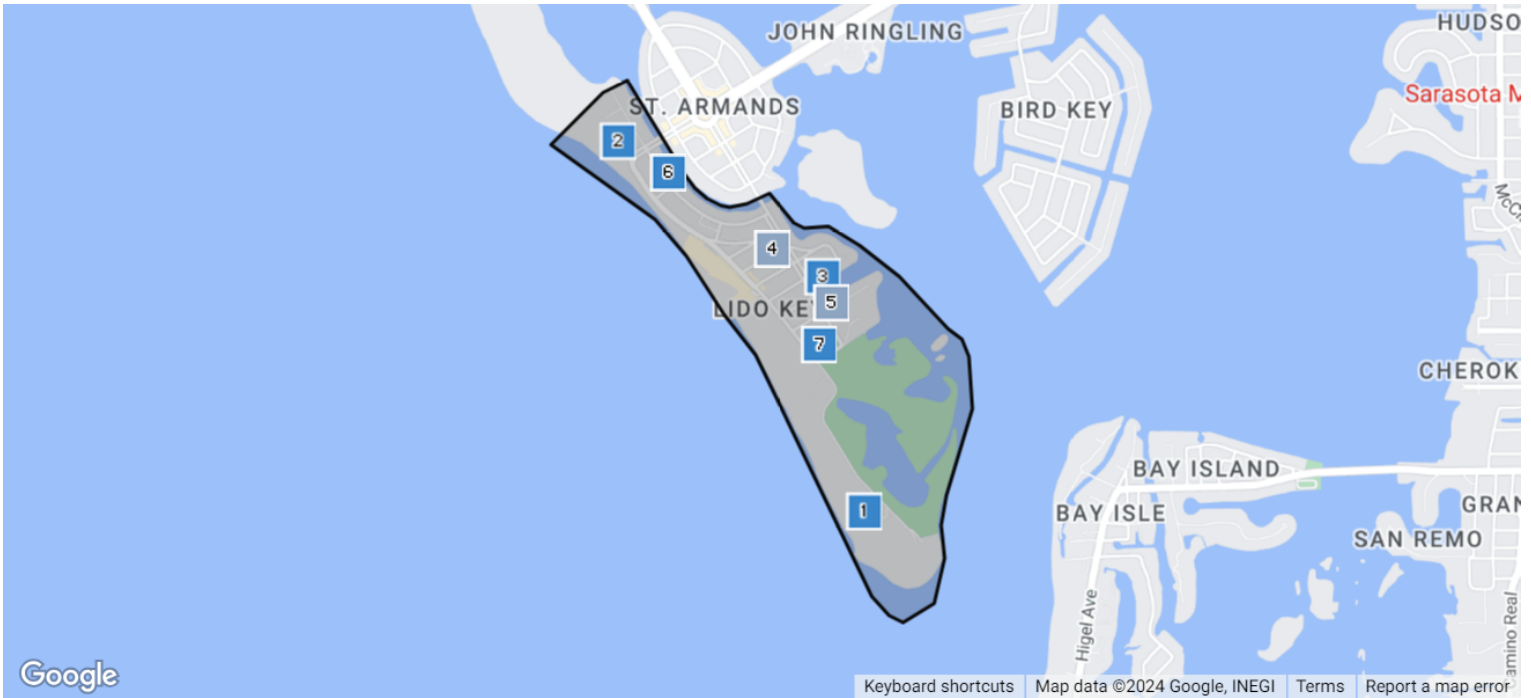
1	● Active	*New, Active: 11/20/2023 MLS ID: A4589957							
	440 S Blvd Of The Presidents	Single Family	4/4	2,452 sq ft	11/20/2023	\$2,650,000	\$2,450,000	3/14/2024	-7.55%

You Will Be WOWED! by this Very Rare and SPECIAL OPPORTUNITY on Lido Key--walking distance to the Powdery Quartz Sands of Lido Beach and the Shopping**Dining**Entertainment of St. Armand's Circle---a true "Park & Go Anywhere" location. This MULTI-PURPOSE property can function as Large Family Residence with Secondary Primary Suite and Living Area; Single Family Residence with (rentable) In-Law Suite with its own Private and Secured Entrance or a Duplex (each 2 bedrooms/ 2baths)-- rent one side and live/vacation in the other!. Perfect as Year-Round; Seasonal or Investment Property. Four Bedrooms/Four Bathrooms with multiple configurations of spaces (see floor plan in the photos). 2015 Build Elevated Structure with Metal Roof and Hurricane Windows/Doors; TURNKEY FURNISHED; Bright Spacious Open Floor Plan; Tile Throughout; (2) sets of Washer/Dyers; (2) Secured Garages PLUS a 900 sq ft + Bonus Space on Lower Level. Lido Key Community Pool and Beach Pavilion located only one block away. Weekly Rentals Allowed--Perfect as Year-Round; Multi-family /Intergenerational; Seasonal or Investment Property--YOUR CHOICE!

Listing Courtesy of KELLER WILLIAMS ON THE WATER S

Price Changes: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>2 ● Active • Active: 7/23/2023 <i>MLS ID: A4577464</i></p> <p>532 S Blvd Of The Presidents Single Family 4/3 2,230 sq ft 7/23/2023 \$2,750,000 \$2,400,000 2/1/2024 -12.73%</p> <p>Walk and bike to one of Florida's most beautiful beaches, Sarasota's Lido Key beach and the famous St. Armands Circle where you can find a mix of casual and fine dining, boutiques, entertainment, and shopping! Charming midcentury renovated and fully furnished pool home is located just a minute walk to the warm waters of the Gulf of Mexico. Mature tropical trees and plants surround this 4-bedroom 3 bath paradise. Located on the first floor are 3-bedrooms and 2 baths. Accessed via a breezeway with its own separate exterior entrance are guest quarters with a private, separate entrance, 1-bedroom, living area, bathroom with shower, and a washer/dryer. The mother-in-law suit can be used completely separately on the main part of the home, balcony gives your guests a place to hang out and enjoy their own quiet space. New floors, kitchen and bathrooms on the ground floor, AC from 2021. The charming eat-in kitchen is directly off the back yard near the in-ground pool and new patio (2023). Take a quick hop over the Ringling Bridge into downtown Sarasota and enjoy the many live theatres, ballet, opera and more world class dining, shopping, and entertainment. Enjoy endless activities. Located just a couple minutes down the Key is Ted Sperling Nature Park where you can kayak the mangrove tunnels, birding, fishing, or a picnic. Continue south just a minute and you will find another gem, South Lido Public Beach. If cycling is your thing head north into Longboat and you are sure to see fellow cycling enthusiasts on the scenic bike path. This is a beach home, perfect investment property or both - live on the main floor, rent the upstairs or vice vers. Options are limitless and the beach is just down the block...</p> <p><i>Listing Courtesy of KELLER WILLIAMS ON THE WATER S</i></p>								
 <p>3 ● Active • New, Active: 12/7/2023 <i>MLS ID: A4591801</i></p> <p>800 S Blvd Of The Presidents, Unit 12 Single Family 2/2 1,090 sq ft 12/7/2023 \$799,000 \$695,000 3/27/2024 -13.02%</p> <p>SARASOTA'S SAINT ARMAND'S CIRCLE & LIDO KEY welcomes you to the EMBASSY VILLAS. Prime Location. This stylish TURN KEY FURNISHED updated corner unit is perfect for you to enjoy the island lifestyle and walk to the beautiful Lido Key Beaches and to the Saint Armand's Circle to enjoy the many world class restaurants, shops, ice cream cones, and events. TWO BLOCKS from the famous Lido Beach on the Gulf of Mexico, with food and drinks concessions, picnic tables, shade gazebo, restrooms, showers and the Lido Beach Public Pool. The townhouse style home features vaulted ceilings and large windows that light up this contemporary townhouse. Two story villa with a private patio entry. Master bedroom suite with bathroom is on the first floor and the guest bedroom on the second floor with a full bathroom. Lido Nature Park is just steps away where you can kayak, fish and explore the Sarasota's Bay Mangroves and natural beauty of the tropical landscape and many birds. Minutes to the DOWNTOWN SARASOTA to all of the best attraction such as the Selby Botanical Gardens, Opera House, Ringling Museum, theaters and restaurants.</p> <p><i>Listing Courtesy of WAGNER REALTY</i></p>								
 <p>4 ● Active • New, Active: 1/9/2024 <i>MLS ID: A4594791</i></p> <p>235 Grant Dr Single Family 2/2 1,182 sq ft 1/9/2024 \$2,200,000 \$2,100,000 4/25/2024 -4.55%</p> <p>Introducing The Pink Flamingo, a perfect blend of old Florida charm and modern chicness, located just a leisurely 5-minute walk from the stunning Lido Key Beach. From the moment you pull up to this home you will notice the paved brick circular driveway and great curb appeal. This two-bedroom, two-bathroom home boasts a delightful backyard featuring a private pool and ample outdoor entertainment space, promising an idyllic getaway. Step into the living area, thoughtfully designed for both comfort and luxury, adorned with new furniture and a cozy fireplace. The space seamlessly opens to a dining room with built in bench seating perfect for family gatherings . The well-equipped kitchen awaits and overlooks the backyard and pool area. Find solace in the primary bedroom, where worries dissipate amidst charming decor and an ensuite bathroom with a walk-in shower. The second bedroom is a great size as well and is light and bright. A hallway bathroom offers a shower and tub combination, with a convenient washer and dryer for guest use. Nestled in the heart of Lido Key, this home is mere seconds away from St. Armands Circle, a hub of upscale boutiques, restaurants, ice cream and sweet shops, and vibrant beach bars. Cross the John Ringling bridge to reach downtown Sarasota, where cultural delights await, from musical performances at Van Wezel to plays at Florida Studio, and indulgence in fine dining. Whether you're grabbing your beach bag for a day at Lido Key Beach or exploring the nearby South Lido Park for walking, kayaking, and wildlife viewing, The Pink Flamingo ensures your ultimate vacation experience. Embrace the charm, relish the amenities, and make lasting memories in this delightful coastal haven. Great investment property. The home is currently being rented and has forward bookings in place. The ideal location, amazing tropical outdoor living space and private pool make this your perfect escape!</p> <p><i>Listing Courtesy of RE/MAX ALLIANCE GROUP</i></p>								



Closed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 Closed • Sold Date: 4/5/2024, MLS Listing A4598065: 2/5/2024 MLS ID: A4598065


1900 Benjamin Franklin Dr, Unit V15 Single Family 2/2 1,242 sq ft - 1967 4/5/2024 \$835,000 \$672

First Lido was the first condo complex on Lido Beach. It's a friendly, relaxed community consisting of 56 total condos, 16 of which are villas. Many of the units are owned by second generation, so rarely do they come on the market, and are highly prized. The current long term owners of #15 took the villa down to the studs. All interior walls and ceilings were removed, new drywall, insulation, plumbing, door frames and paint. Hurricane resistant windows were installed. The light and bright villa is one of the closest to the beach, and has been beautifully updated with an open, free flowing floor plan of space and function. It's being sold fully furnished with many custom pieces included (the dining table from Copenhagen expands from a table of 4 to 8). The kitchen has Quartzite counters and a combination of white shaker cabinets and Aspen Oak cabinets on the large Island/breakfast bar. Top of the line appliances include Subzero, Wolf, and Bosch. The Primary bedroom has built-in cabinetry, and a walk-in closet. The guest bedroom has an attractive Murphy bed that can be a bookshelf, desk area, or bed. That room opens to the Florida room with a sofa sleeper, and a custom stained glass French door leading out to the living area. Both bathrooms are modern, sleek, and functional. A shoji sliding barn door leads to the laundry room which holds an all in one washer/dryer, tankless hot water heater, and more storage space. The AC was new in 2023, and has a Geofence thermostat to keep you comfortable but also save energy and money. Neighbors gather at the Sun deck at sunset for cocktails, and there is always someone to chat with at the pool. South Lido Park is close by for kayaking, and St. Armands Circle is not far away for dining and shopping.

Courtesy of MICHAEL SAUNDERS & COMPANY

Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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	2 ■ Closed *Sold Date: 3/15/2024, MLS Listing A4599062: 2/13/2024 MLS ID: A4599062							
160 Bryant Dr	Single Family	4/5	5,783 sq ft	8,370	1998	3/15/2024	\$8,995,000	\$1,555


Prepare to be captivated by the meticulous upgrades and contemporary elegance of this stunning Gulf-front, Lido Beach home. Every detail of this thoroughly designed residence, just steps from the pristine Gulf shores, has been carefully crafted to create a modern oasis. Spearheaded by Trinity Construction and Design, the renovation has transformed this home into a masterpiece of modern living. Step inside through the mahogany front door, and you'll immediately be greeted by the breathtaking floating staircase, a true statement piece crafted from beautifully stained solid wood and accented with glass. This sleek and contemporary design sets the tone for the entire residence, offering a seamless blend of modern luxury and coastal charm. Notable exterior upgrades include a newer metal roof, a redesigned facade, and the addition of a fourth garage space. Impact windows, sliders, and doors further enhance the home's durability and security, while welcoming in abundant natural light and showcasing stunning beach views. Inside, the attention to detail is evident in every corner of the nearly 6,000 square foot residence. Gorgeous wood and natural stone features, custom lighting, and surround sound throughout create an atmosphere of sophistication and comfort. Walls of glass sliders and oversized windows frame sunny beach vistas, while exceptional accent walls and floating cabinetry add to the home's contemporary allure. Balconies to the north and south offer seamless transitions to outdoor living on every floor. A convenient three-stop elevator takes you to the first living level, where you'll find the main living area, including the primary bedroom with a spa-inspired en-suite bathroom and an extensively built-in closet spanning 22 feet. Two guest suites, a study, and a bonus room, currently used as a reflexology room, complete this level. On the third level, the open layout comprises the great room, dining area, and media room, making it ideal for entertaining. The chic eat-in kitchen seamlessly blends into the decor with hidden appliances, walls of custom cabinetry, and an expansive island featuring a unique butcher block and stone countertop with a waterfall edge. Step out onto the rooftop deck and take in breathtaking views stretching from the Gulf of Mexico to Sarasota Bay and the downtown city skyline beyond. Entertain with ease on the ground level, where a paved deck surrounded by a stone privacy wall and lush landscaping sets the stage for outdoor gatherings. Here, you'll find a heated swimming pool, spa, and open lounging/dining areas, creating a secluded oasis just steps from the beach. This exquisite contemporary residence offers the perfect blend of luxury and convenience, with its prime location within walking or biking distance of Sarasota's most sought-after attractions. Close to St. Armands Circle, downtown Sarasota, the bayfront, theaters, museums, trendy eateries, and boutique shopping, this move-in ready home invites you to experience the best of the "cultural coast" lifestyle.

Courtesy of COLDWELL BANKER REALTY




	3 ■ Closed *Sold Date: 2/6/2024, MLS Listing A4582370: 9/13/2023 MLS ID: A4582370							
426 Cleveland Dr	Single Family	3/3	2,396 sq ft	14,865	2010	2/6/2024	\$4,000,000	\$1,669

\$200,000 price reduction. Waterfront Lido Key home within walking distance to charming St Armands Circle and the pristine shores of Lido Beach. Situated on the serene street of Cleveland Drive, this home faces south and resides on the widest sailboat and deep vessel water canal on Lido Key. This custom Arthur Rutenberg home also features 3 bedrooms, 3 bathrooms, 1 office, a private pool, an observation deck, and a newer, privately deeded dock with a 13,000 lbs lift—ideal for boat enthusiasts. From the expansive indoor and outdoor living spaces, soak in breathtaking panoramic water views. Entertain seamlessly on the patio, featuring an outdoor kitchen with a natural gas grill, or on the spacious upper observation deck. Experience tranquility and witness wildlife while kayaking through the South Lido mangroves. After the short paddle home, cool off in your outdoor shower or private pool & spa, both just steps away from the water's edge. The exceptional water views can be enjoyed from the master suite sitting area. The master suite provides privacy, dual bathrooms including an Italian walk-in shower, high ceilings and private access to the paver brick veranda. Owned solar panels and newly installed generator offer sustainability and peace of mind. This is truly a rare and incredible opportunity to purchase a 0.34 acre/ near 15,000 square feet lot with canal frontage on Lido Key. This location is walkable to St Armands with its many restaurants and boutiques, and the beautiful Lido Beach Sunsets. Bring your boat and live the Lido Key lifestyle.

Courtesy of ORQUERA FLORIDA INVESTMENTS

	4 ■ Closed *Sold Date: 11/30/2023, Public Record MLS ID: -							
235 Grant Dr	Single Family	2/1	1,182 sq ft	6,000	1947	11/30/2023	\$1,500,000	\$1,794

Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	5 Closed							
<i>*Sold Date: 1/12/2024, MLS Listing A4594251: 1/12/2024 MLS ID: A4594251</i>								
425 Mckinley Dr	Single Family	4/4	2,440 sq ft	13,500	1956	1/12/2024	\$2,750,000	\$1,127
FOR MLS								
	<i>Courtesy of DELUCA REALTY INC</i>							
	6 Closed							
<i>*Sold Date: 4/1/2024, Public Record MLS ID: -</i>								
117 S Polk Dr	Single Family	3/4	2,583 sq ft	16,888	1952	4/1/2024	\$515,000	\$1,843
-								
	7 Closed							
<i>*Sold Date: 4/1/2024, Public Record MLS ID: -</i>								
170 Roosevelt Dr, Apt 6	Single Family	-/1	294 sq ft	-	1955	4/1/2024	\$310,000	\$1,015
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MSC Mortgage

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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>

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INSURANCE PARTNERS
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Contact:
Erin Fleeman, Risk Consultant

erin.fleeman@bks-partners.com

Office:(941) 217-1002

100 S. Washington Blvd.
Sarasota, FL 34236

<https://bksmsc.com>

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