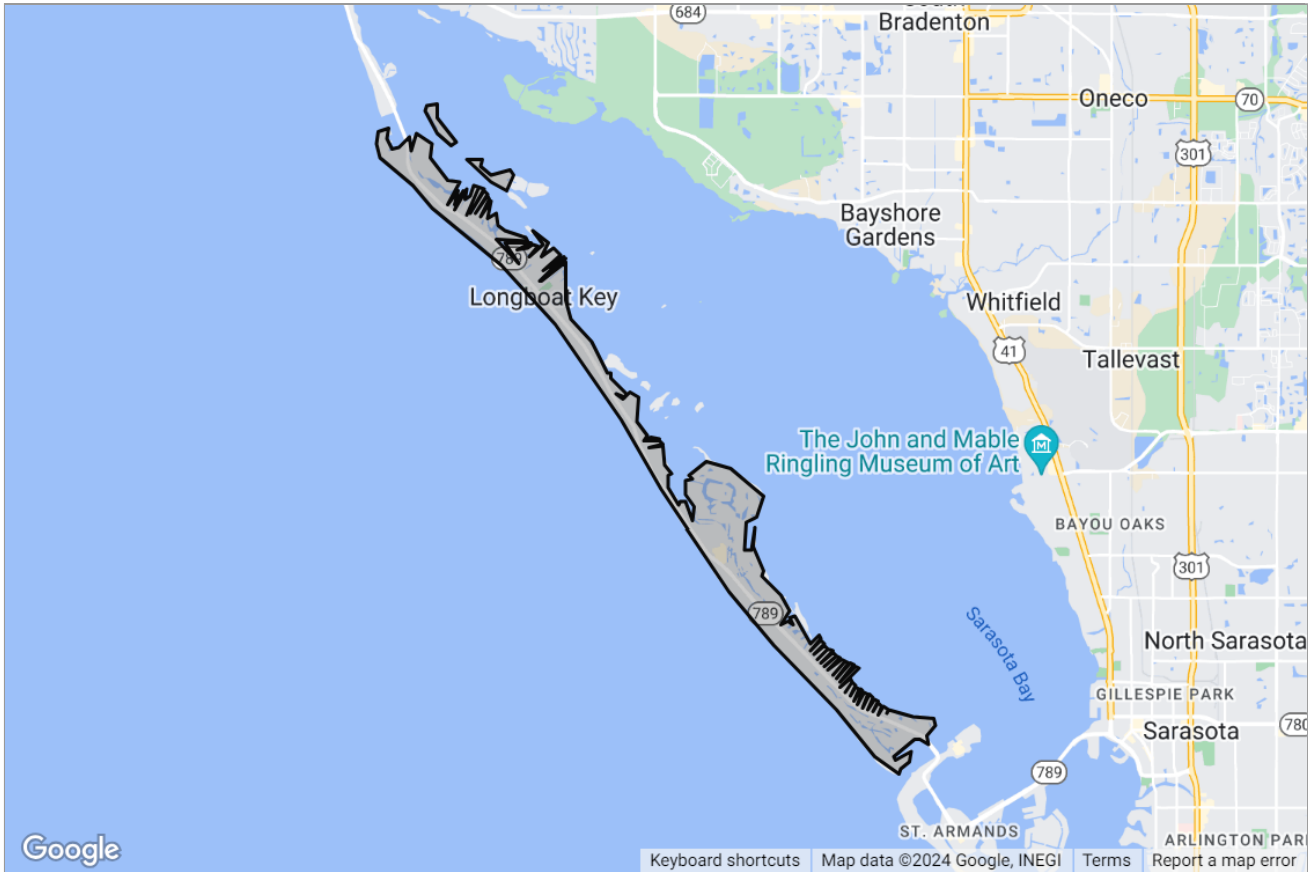


MARKET ACTIVITY REPORT

## Longboat Key, FL 34228



Presented by

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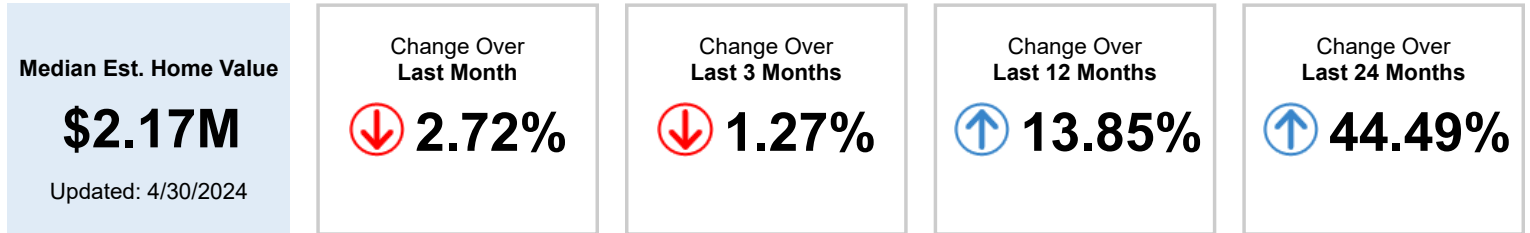
**Michael Saunders & Company**

61 S. Blvd of the Presidents

Sarasota, FL 34236

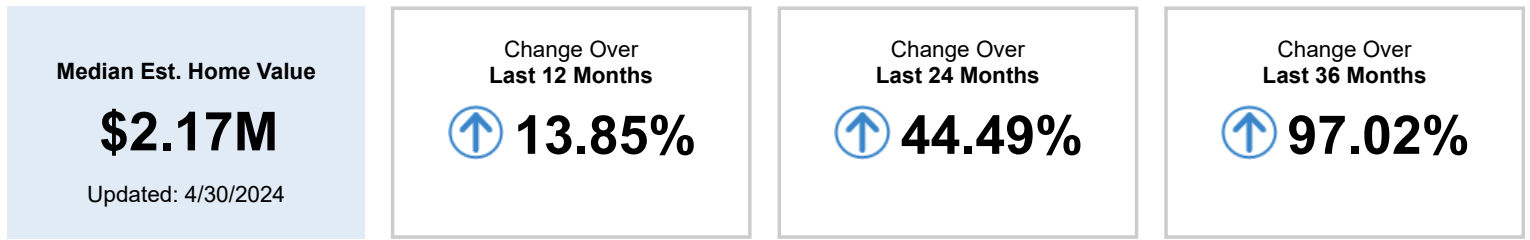
# Longboat Key, FL 34228

## 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



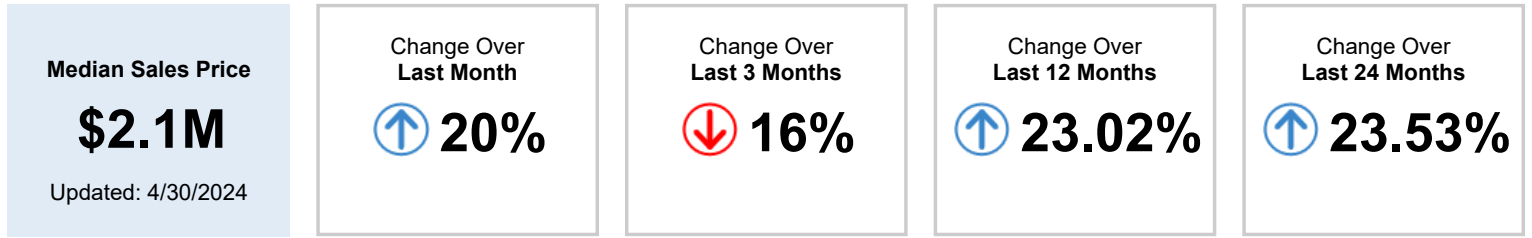
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

## Market Snapshot: Concentration of Distressed Properties



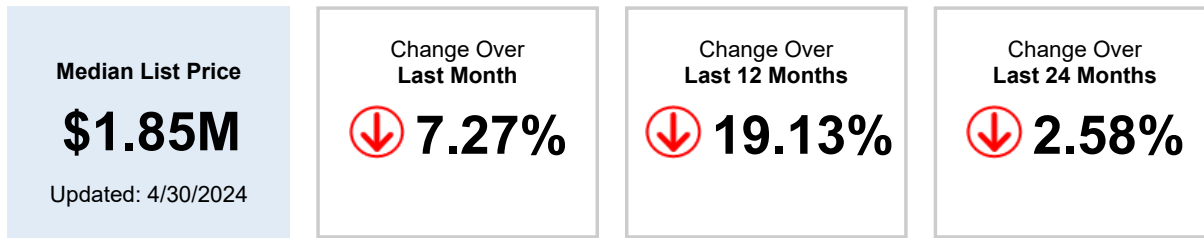
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 5/6/2024.

Market Snapshot: Sales Price



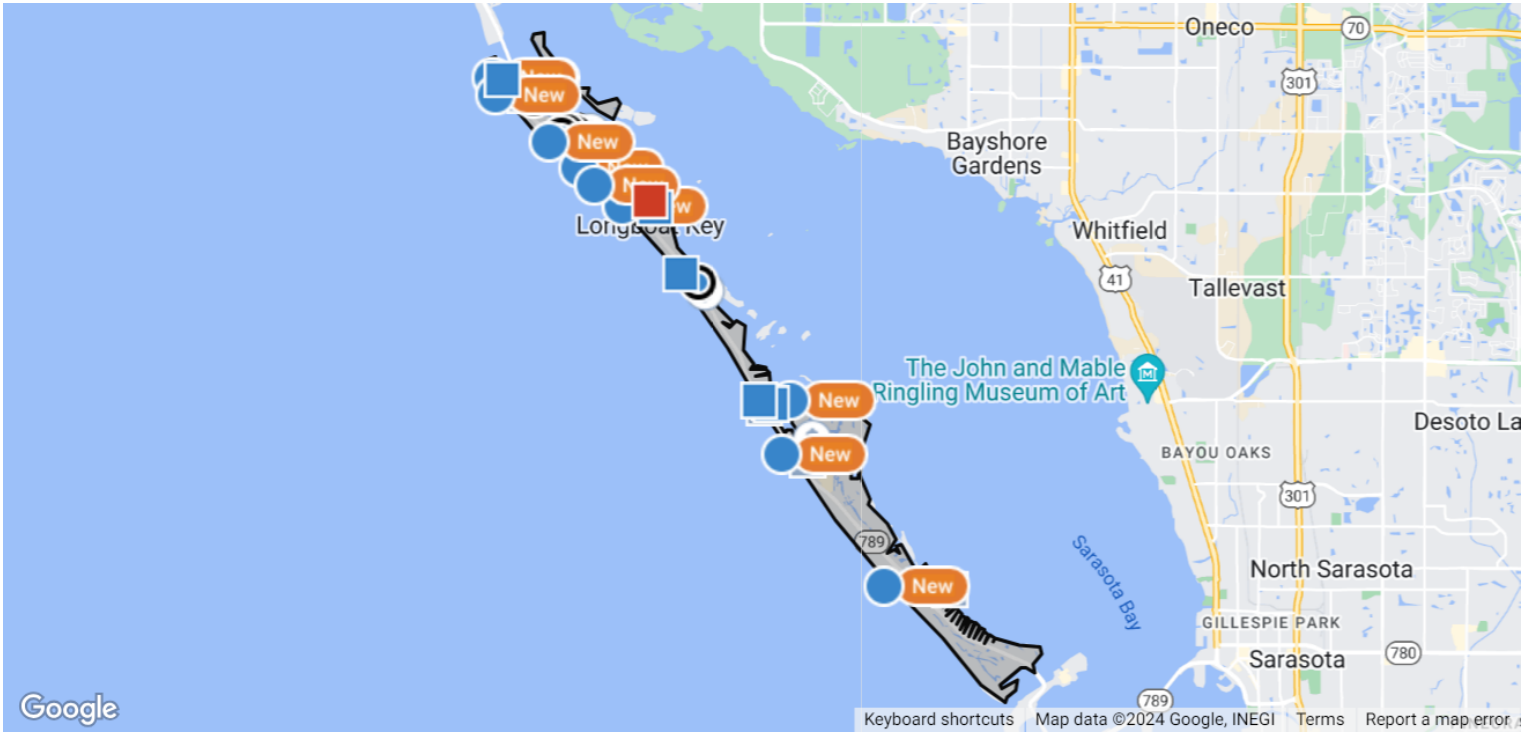
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price








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

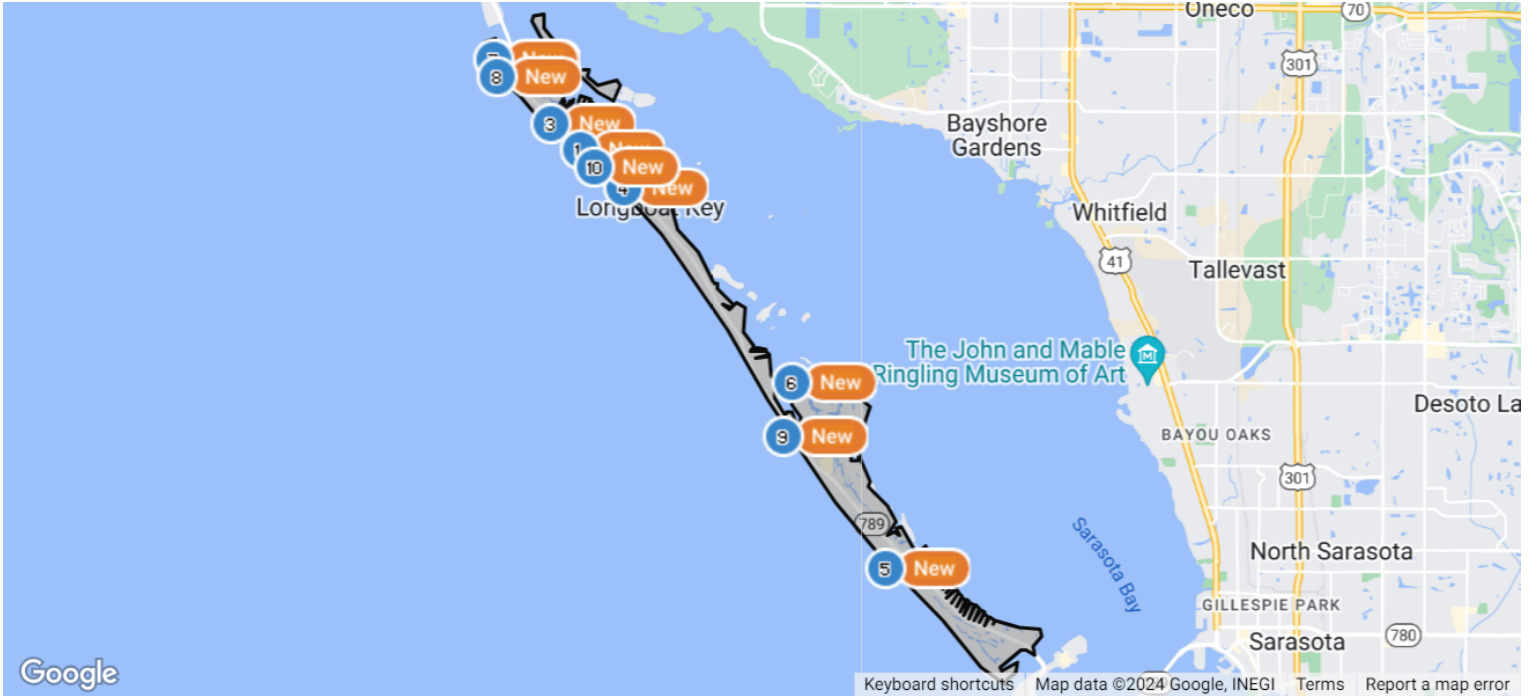
# Market Activity Summary Stats



**Search Criteria** | **Location:** Longboat Key, FL 34228; **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

	 <b>New Listings</b>	 <b>Distressed</b>	 <b>Pending</b>	 <b>Closed</b>	 <b>Price Changes</b>
<b>Number of Properties</b>	10	1	10	10	10
<b>Low Price / Value</b>	\$950,000	\$1,407,080	\$315,000	\$250,000	\$356,900
<b>Median Price / Value</b>	\$1,899,500	\$1,407,080	\$1,286,000	\$1,497,500	\$1,690,500
<b>High Price / Value</b>	\$5,000,000	\$1,407,080	\$2,950,000	\$10,495,000	\$4,400,000
<b>Average Price / Sq. Ft.</b>	\$914	\$628	\$763	\$885	\$766
<b>Median Price / Sq. Ft.</b>	\$855	\$628	\$762	\$768	\$719
<b>Average Days in RPR</b>	79	—	146	121	189
<b>Median Days in RPR</b>	81	—	135	117	171
<b>Total Volume</b>	\$20,538,000	\$1,407,080	\$15,241,999	\$30,275,000	\$17,751,900

# Longboat Key, FL 34228



## 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.
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1 ● Active • New, Active: 5/6/2024 MLS ID: A4609458

**624 Dream Island Rd**      Single Family      4/4      2,932 sq ft      25,300      1957      5/6/2024      \$5,000,000      \$1,705

Nestled on the serene Dream Island, this completely remodeled home seamlessly blends modern luxury with a rustic cabin-like feel. As you step inside, you will be greeted by a spacious living area spanning 2,932 square feet of air-conditioned space. The total square footage, including outdoor areas, is an impressive 5,434 square feet, providing ample room for both relaxation and entertaining. The home features four bedrooms, perfect for accommodating family members and guests. An outdoor tropical paradise that truly sets this property apart. Lounge by the pool, complete with a spa, waterfall, and slide—a private oasis for endless enjoyment. Large exterior covered area with a pool table and lounge provides entertainment with poolside views. Water enthusiasts will appreciate the well-designed dock configuration. 12,000 lb boat lift, with direct access to the intercoastal and Gulf of Mexico. Gather around the firepit under the starry Florida sky, or relax on the back porch, taking in the lush surroundings. The cabin-like charm extends to the exterior, with a welcoming porch that invites you to unwind. Inside, the kitchen boasts high-end gas appliances, perfect for culinary enthusiasts, large island and ample seating for all. This Longboat Key gem awaits its new owner—a blend of comfort, luxury, and natural beauty. Walking distance to the white sand beaches and 10 minutes from the shops and boutiques of St Armand's Circle.

*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.
 <p><b>2 ● Active</b> • <i>New, Active: 1/4/2024</i> <i>MLS ID: A4594054</i> <b>691 Russell St</b></p>	Single Family	3/2	2,141 sq ft	13,503	1972	1/4/2024	\$2,000,000	\$934
<p>Completely renovated pool home on Longboat Key situated on a double lot, minutes from Longboat Key Beach! Impeccably redesigned, this home features a stunning spacious open floor plan with oak plank flooring, hurricane windows and doors, and updated recessed lighting throughout. As you make your way through the living area, you will immerse yourself in the gourmet kitchen with custom Campbell Cabinetry, gorgeous quartz, massive island, and commercial grade Kitchen Aid appliances. Leading into your spacious sunroom, you will be greeted by a 180-degree view of your backyard oasis. The backyard features an 8' deep heated saltwater pool, extended paver patio, two outdoor kitchen hookups, high-end artificial turf, and fresh landscaping, making this the perfect place for entertaining guests! The owner's suite boasts not one but two custom closets leading into your luxurious bathroom, with marble vanity, custom cabinetry, alcove tub with a frameless glass door. The den/office is centrally located off the main living area and sunroom great for your work from home setup! Additionally, to being fully redesigned, this home has been completely re-plumbed, new electrical, new outlets, and natural gas lines have been run. New HVAC and Central A/C, NEW ROOF. No expense was spared! Move in and enjoy! Located on the northern end of Longboat Key, you are only minutes away from Longboat Key beach, public boat ramps, fine dining, shopping, salons, boat and fishing charters, jet skis, parasailing, and more! Is this home your perfect match? Schedule a showing today!</p> <p><i>Listing Courtesy of HOUSE MATCH</i></p>								
 <p><b>3 ● Active</b> • <i>New, Active: 11/21/2023</i> <i>MLS ID: A4590263</i> <b>612 Marbury Ln</b></p>	Single Family	2/2	1,128 sq ft	12,807	1966	11/21/2023	\$1,250,000	\$1,108
<p>Great Price for a Canal Front Property in the North End of Longboat Key! BUILDERS TAKE NOTE - The 12,807 SqFt lot with 80 feet of seawall located at the end of the canal with a wide boat turnaround area is worth the price alone. Whether you go by boat or take a short walk to the beach, the water is close by. There is a nice little home on the property with a 2bedroom/2bathroom split floor plan, living room with wood burning fireplace, Terrazzo floors, sliders open to a lanai overlooking the peaceful saltwater canal, and there is a two-car garage with a circle driveway. The roof was new in 2018 and the AC system was new in 2020. This is a perfect little starter home, retirement home, vacation home or a builder/investor might choose this saltwater canal front property to build a much larger home. This is one of the lowest-priced lots on Longboat Key and a Great Value. Come take a look while it is still available.</p> <p><i>Listing Courtesy of WAGNER REALTY</i></p>								
 <p><b>4 ● Active</b> • <i>New, Active: 4/26/2024</i> <i>MLS ID: A4608601</i> <b>750 Saint Jukes Dr N, #A</b></p>	Single Family	3/2	1,224 sq ft	6,499	1958	4/26/2024	\$950,000	\$776
<p>Experience the epitome of Florida waterfront living at 750 St Jukes Drive North! Nestled on a tranquil canal with no bridges to the Bay, this charming 3-bedroom, 2-bathroom split floor plan home offers 100 feet of canal frontage, complete with a private dock, davit, and an 16,000 lb boat lift - perfect for indulging in the boating lifestyle with ease. Buy your boat a home that you will love too! Boasting approximately 1200 square feet of air-conditioned living space, this property holds immense potential, allowing for personal enjoyment or lucrative rental income opportunities. Relax in the expansive 500ft lanai and private pool area, offering an idyllic setting for entertaining guests as you look over your private dock and boat lift. Step inside to discover a well-maintained interior featuring modern upgrades including a new roof completed in 2016, along with an updated AC system and duct work in 2019, the pool was resurfaced in 2018, new electrical panel in 2019, and a tankless water heater installed in 2023, ensuring both comfort and efficiency year-round. The seawall was replaced in 2006, and if you are a boater, you know that is an incredible value. Conveniently located at the end of the canal on St Jukes Drive North, this residence provides easy access to a myriad of dining and entertainment options such as Harry's Continental Kitchen, Solorzano's Pizza, and Euphemia Haye. If the beach is your vibe, residents enjoy exclusive beach access just across Gulf of Mexico Drive, offering pristine white sands and panoramic views of the Gulf of Mexico. For outdoor enthusiasts, the proximity to Jew Fish Key and Bridge Street ensures effortless exploration of Sarasota Bay and beyond, while Joan Durante Park presents a tranquil retreat right in your backyard, boasting nature trails and scenic spots for relaxation. Don't miss the opportunity to make canal living your lifestyle - schedule your viewing today and seize the chance to own this exceptional waterfront retreat! The lanai is a peaceful retreat as well as an idyllic setting for entertaining guests. Private beach access just a stroll away to see sunsets is priceless. St Jude's Dr N is unique. It is one of the friendliest neighborhoods on LBK with a true hometown feel. Virtual Tour 2 is a 3D Matterport view!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY SELECT</i></p>								







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.
9 ● Active								
*New, Active: 1/26/2024 MLS ID: A4595624								
<b>619 Buttonwood Dr</b>	Single Family	3/2	2,265 sq ft	11,449	1960	1/26/2024	\$2,245,000	\$991

One or more photo(s) has been virtually staged. Exquisite Waterfront Retreat in Buttonwood Harbor \*\*Highly motivated sellers are willing to contribute up to 5,000 towards buyer's closing costs!\*\*Welcome to an unparalleled waterfront oasis in the beautiful enclave of Buttonwood Harbor, where luxury living harmonizes with the serene island lifestyle of Longboat Key. This newly renovated masterpiece epitomizes coastal elegance and sophistication. Upgrades include a 2021 commercial rubber heat-seamed roof, with 40-year factory guarantee, along with new fascia, soffit, and gutters. Brand-new A/C unit complemented by custom inside vents and completely new ductwork throughout. The interior exudes elegance with fresh porcelain tile floors and upgraded rockwool insulation. New PEX pipe plumbing ensures seamless modern living. Additionally, both the interior and exterior have been freshly painted. Indulge your culinary desires in the heart of the home – the newly renovated kitchen. Custom solid wood shaker-style cabinets feature soft-close technology and pantry pull-out shelves. High-end appliances include a commercial-grade venting hood over the induction stove top, Dutch oven, regular wall oven, and an oversized stainless steel sink. The centerpiece of the kitchen is the stunning 9 x 6 quartzite stone island, providing ample space for meal preparation and casual dining. Boasting high ceilings and an open concept floor plan, the interiors exude a sense of spaciousness and grandeur. The seamless flow between the kitchen, living, and dining areas creates a wonderfully welcoming atmosphere. Additional Features: - The third bedroom features sliding doors to the back lanai with a built-in shade feature, providing a tranquil retreat with seamless indoor-outdoor living. - Lighting on the dock adds ambiance and functionality - Direct access to Sarasota Bay, Intercoastal, and Gulf of Mexico for unparalleled boating and water activities. - Convenient access to golf courses, the St. Armand's Shopping District, and Longboat Key's new amphitheater for entertainment Experience outdoor bliss with a newly landscaped yard, circular paved driveway, and a 2-car garage and a large long laundry room with utility sink and extra storage space. The dock area is equipped with electric, water, a raised seawall cap, outside shower, and a pergola, providing direct access to Sarasota Bay. Plus, a new exterior irrigation system ensures lush landscaping year-round. Unwind in the spa-style master bath, a haven of relaxation and luxury. Pamper yourself in the lavish soaking tub, a spacious walk-in shower, and dual vanities. Beyond the property's boundaries lies the coveted Buttonwood Harbor neighborhood, known for its tranquil environment and convenient amenities. Enjoy proximity to tennis and pickleball courts, a nature park with walking trails, and fine dining options. Exclusive community perks include a private boat ramp and deeded beach access. Plus, a Publix shopping center is less than a mile away for added convenience. This exceptional property presents a rare opportunity to own a slice of waterfront paradise in Longboat Key. With its unmatched features, impeccable craftsmanship, and enviable location, this home is sure to impress. Schedule your private viewing today and seize the chance to live the ultimate coastal lifestyle. <iframe src="https://my.matterport.com/show/?m=zBC9Qt7WZwA&mIs=1" frameborder="0" width="853" height="480" allowfullscreen allow="xr-spatial-tracking"></iframe>

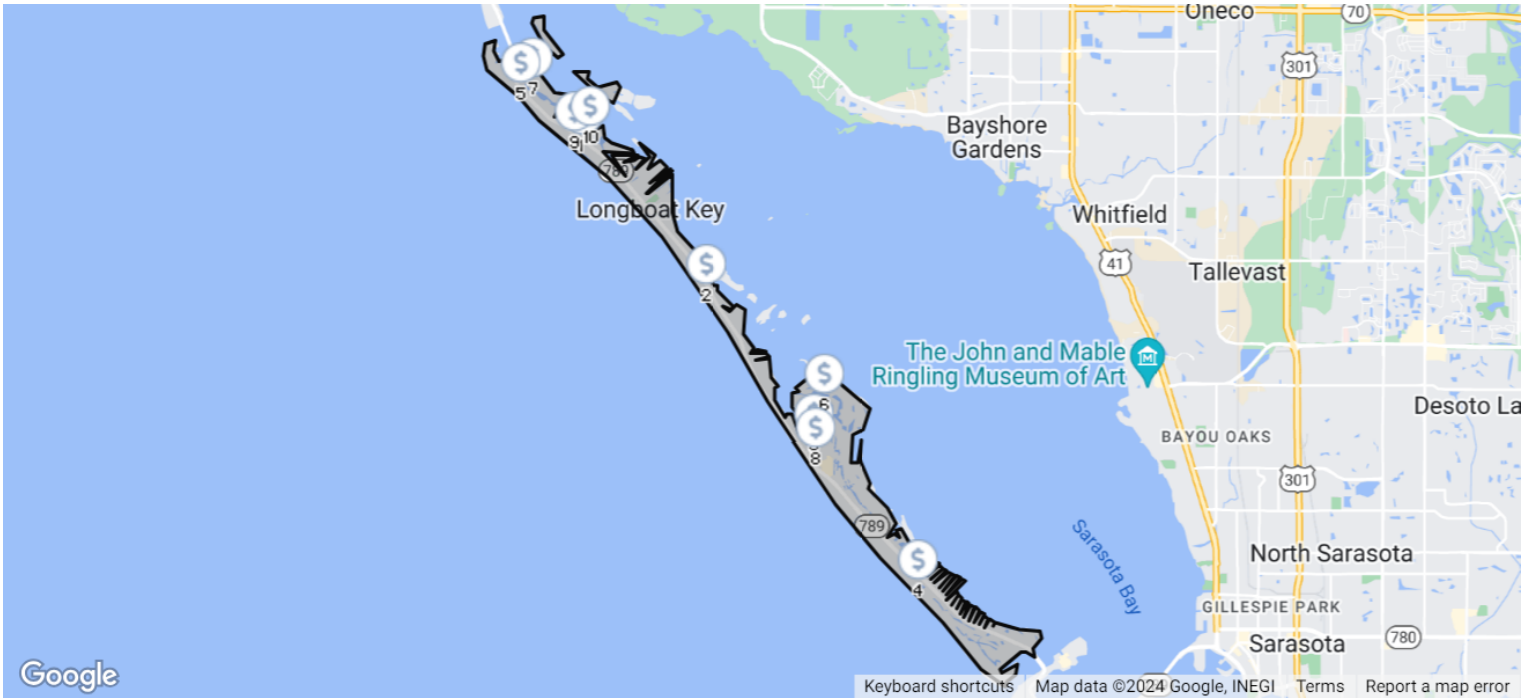
Listing Courtesy of EXP REALTY LLC




10 ● Active								
*New, Active: 4/26/2024 MLS ID: A4608430								
<b>5930 Emerald Harbor Dr</b>	Single Family	3/4	2,986 sq ft	11,761	1961	4/26/2024	\$2,195,000	\$735

Experience the pinnacle of tropical living in this exquisitely remodeled home located in the most sought-after neighborhood on Longboat Key. Exuding island elegance, the property sits on one of the key's widest canals and boasts a new 72-foot seawall and dock with boat lift. Additional highlights of this well-appointed home include a beautiful courtyard with pool, wood cabinets, granite countertops, and stunning water views. Enjoy community beach access only two blocks away. Ideal as a forever home, second home, or rental opportunity, don't miss this chance to own a slice of island paradise.

Listing Courtesy of MICHAEL SAUNDERS & COMPANY



Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>1 ● <b>Active</b> • New, Active: 11/21/2023 <i>MLS ID: A4590263</i></p> <p><b>612 Marbury Ln</b></p> <p>Single Family    2/2    1,128 sq ft</p> <p>Great Price for a Canal Front Property in the North End of Longboat Key! BUILDERS TAKE NOTE - The 12,807 SqFt lot with 80 feet of seawall located at the end of the canal with a wide boat turnaround area is worth the price alone. Whether you go by boat or take a short walk to the beach, the water is close by. There is a nice little home on the property with a 2bedroom/2bathroom split floor plan, living room with wood burning fireplace, Terrazzo floors, sliders open to a lanai overlooking the peaceful saltwater canal, and there is a two-car garage with a circle driveway. The roof was new in 2018 and the AC system was new in 2020. This is a perfect little starter home, retirement home, vacation home or a builder/investor might choose this saltwater canal front property to build a much larger home. This is one of the lowest-priced lots on Longboat Key and a Great Value. Come take a look while it is still available.</p> <p><i>Listing Courtesy of WAGNER REALTY</i></p>					\$1,325,000	\$1,250,000	5/3/2024	-5.66%

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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2 ● **Active** • Active: 6/15/2023 *MLS ID: A4573674*

**4720 Gulf Of Mexico Dr** Single Family 1/1 912 sq ft 6/15/2023 \$435,000 \$356,900 4/23/2024 -17.95%

ASTONISHING & MIND-BLOWING NEW PRICE PLUS MORE! ADDITIONALLY, SELLER IS OFFERING TO EITHER PAY OFF THE 7/1/24 SPECIAL ASSESSMENT OR DEDUCT ANOTHER \$26,490 FROM LIST PRICE. The choice is yours! ALREADY THE LOWEST PRICED CONDO ON LONGBOAT KEY! This is your lucky day for an AMAZING OPPORTUNITY! Live in paradise in this charming one-bedroom, one-bath villa. (Or easily remodel to a two-bedroom condo with plenty of space!) Boasting 912 square feet to enjoy and unwind after a day spent soaking up the sun on the beach or kayaking on the bay. Perfect for couples or individuals looking to escape into paradise. The cozy beach house feel of this unit is evident from the moment you step inside and are greeted by a warm and inviting great room that is perfect for hosting friends or enjoying a quiet night in. The secluded natural beauty of the park-like patio makes it an ideal spot for morning coffee, evening grilling or simply relaxing in solitude. Located directly across the street, with 3 beach access points, (One private deeded) is the tranquil Gulf of Mexico and it's stunning views of the crystal-clear turquoise blue waters and sandy beaches that attract visitors from all over the world. A convenient carport is located steps from your front door, ensuring easy access to your vehicle at all times. Updates include New A/C (2021), New Refrigerator/Range/Dryer (2022) and New Impact Windows/Sliding Doors, Roof, Carport (2020). Windward Bay is a magical wildlife haven nestled mid Longboat Key on 26 acres, which is both well-manicured, beautifully landscaped and graced with 1/2 a mile of waterfront trails for your enjoyment. This villa and community offer Amenities Galore that make it an exceptional value including: 2 tennis/pickleball courts, 2 marinas with 28 boat & jet ski slips for a low monthly fee (first come first served), fishing pier, 2 fish cleaning stations, kayak racks, 2 heated pools, shuffleboard, bike racks, a clubhouse with kitchen, library, fitness room, meeting room, 2 saunas, and community fire pits at the clubhouse and on both the north & south end of the property. Conveniently accessible to Downtown Sarasota, St. Armands Circle and Championship Golf Courses. Welcome home to "Pet Friendly" Windward Bay, where TWO pets are allowed! Whether you're looking for a vacation home or a permanent residence, Villa 2 offers everything you need to live your best life on Longboat Key. Contact us today to schedule a viewing and experience the beauty and luxury of this incredible property for yourself! Seller will consider all offers!

*Listing Courtesy of COLDWELL BANKER REALTY*



3 ● **Active** • Active: 10/31/2023 *MLS ID: A4586469*

**3281 Bayou Rd** Single Family 4/4 3,345 sq ft 10/31/2023 \$2,189,000 \$1,749,000 2/26/2024 -20.1%

One or more photo(s) has been virtually staged. Discover your dream home nestled in the prestigious Bay Isles Bayou, an idyllic enclave within the renowned Longboat Key Club. Here, picturesque streets adorned with majestic oak trees and vibrant greenery welcome you to a coveted lifestyle. If you have been waiting for a 4-bedroom residence, complete with a master suite and guest suite on the first level, alongside a dedicated office, family room, bonus loft, and a rare 3-car garage, this home presents the epitome of luxurious living. Step inside and be greeted by voluminous ceilings that amplify the sense of space throughout. The expansive family room seamlessly connects to the kitchen, boasting an inviting gas fireplace and an informal dining area, all overlooking the sprawling pool area. Retreat to the lavish master suite, where his and her closets and a sumptuous bath await, along with a tranquil private outdoor courtyard. Adjacent, an impeccably appointed office with custom built-ins and a powder room provide convenience and elegance. On the opposite end of the home lies a spacious and private guest suite, offering direct access to the lanai and pool. The formal dining room and living room, adorned with French doors, serve as the heart of the home, effortlessly blending indoor and outdoor living. Outside, a paver walkway and driveway lead to the 3-car garage, complemented by lush landscaping that frames the dramatic corner lot setting. Conveniently located near the Publix Shopping Mall, with the golf and tennis pro shops of the Longboat Key Club and the 291-slip Yacht Marina within walking distance, every amenity is at your fingertips. As a final touch of luxury, ownership includes membership to the exclusive Bay Isles Beach Club, ensuring a lifestyle of unparalleled leisure and refinement. Don't miss this extraordinary opportunity to call Bay Isles Bayou home.

*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.
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**4 ● Active** • New, Active: 1/9/2024 MLS ID: A4593705

**1180 Bogey Ln** Single Family 2/2 2,180 sq ft 1/9/2024 \$1,200,000 \$1,050,000 4/1/2024 -12.5%

Experience the epitome of luxurious Florida living in this updated home at 1180 Bogey Lane, nestled in the prestigious Country Club Shores on South Longboat Key. This furnished, renovated home stands out with its exclusive deeded beach access to the Gulf of Mexico, offering an unmatched lifestyle. Boasting a coastal contemporary design, this 2-bedroom, 2-bathroom home, complete with a versatile den, merges elegance with functionality. The open and airy layout is emphasized by the infusion of natural light, creating an inviting ambiance. The split floor plan ensures privacy, with an additional bedroom, bathroom, and an office that can double as a den, workout room, or nursery. Outdoor living is a breeze in the oversized fenced yard. The home's construction ensures peace of mind, with block construction. This community of single-family homes is set on 19 streets, each with distinctive nautical or golf related names. As a member of the voluntary homeowners association, you enjoy deeded beach access to the beautiful beach and warm Gulf waters on the shores of Longboat Key. The location is unparalleled, minutes from St. Armand's Circle, downtown Sarasota, Lido Beach, and essentials like Publix and CVS. Enjoy easy access to golf, tennis, boating, and exclusive beach sunsets with a low HOA fee of only \$200. per year. The backyard is fully and securely fenced, making it ideal for pet safety and ensuring privacy. This property represents a rare opportunity in a sought-after location, combining luxury with the charm of island living.

*Listing Courtesy of COLDWELL BANKER REALTY*



**5 ● Active** • Active: 2/1/2023 MLS ID: A4555735

**551 Broadway St** Single Family 4/5 3,738 sq ft 2/1/2023 \$4,450,000 \$4,400,000 4/17/2024 -1.12%

Under Construction. Ready for occupancy. Coastal Elegance at its finest. This new home features timely finishes including, hard wood flooring, custom cabinetry, high quality solid surfaces, custom mill work through out, and vaulted ceilings . There is a primary and secondary master suite and two en-suites. The home will have a private elevator, several covered lanais and an amazing tropical pool with spa surrounded by mature landscape. There is a full service outdoor kitchen on the lower lanie for entertaining pool side . For the boaters, there is canal access including a boat dock and 10,000 pound lift with easy access to the ICW and the Gulf of Mexico. Conveniently located in the Historic Village of Longboat Key you have easy access to the beach, which is a short 5 minute walk . You are also a short walk to three of the best local restaurants. . The home is furnished and ready to move into . As a bonus a custom outdoor kitchen has just been installed to enhance your out door living.

*Listing Courtesy of ANNA MARIA ISLAND BEACHES RE*



**6 ● Active** • New, Active: 11/13/2023 MLS ID: A4587705

**3520 Fair Oaks Ln** Single Family 3/3 2,902 sq ft 11/13/2023 \$1,995,000 \$1,799,000 4/4/2024 -9.82%

Discover an enchanting sanctuary that beautifully blends elegance, function and comfort in Queens Harbor on Longboat Key. This sought-after courtyard-style residence welcomes you through a grand double-door entryway, revealing a tropical oasis centered around a serene pool embraced by stately marble pavers. Featuring 3 bedrooms, 3 full bathrooms in nearly 3,000 sprawling sq. ft., this home effortlessly combines luxury and practicality while seamlessly merging with the tranquil courtyard. The separate, fully equipped casita offers a private space perfect for hosting family, friends or guests. The living areas, with ceilings reaching up to 13', exude an airy and open ambiance, enhanced by a harmonious color scheme of neutral tones, offering a canvas for personalization and style. At the heart of the main residence lies the recently remodeled kitchen and family room, providing an expansive and striking space for entertaining or family living. The kitchen, a culinary haven, features a center island, solid surface countertops and gorgeous cabinetry accentuated by a stunning tile backsplash. With stainless steel appliances, including a wine refrigerator, and crowned by transom lighting that bathes the space in natural light, the kitchen stands as a hub of culinary artistry and warmth. The primary suite is both spacious and sumptuous, with walls of windows allowing natural light and a voluminous primary bath with walk-in shower and an abundance of closet space. As a resident of Queens Harbor, you have access to a community pool as well as all the exclusive Gulf-front benefits of the Bay Isles Beach Club. Deepwater slips for lease or purchase and Longboat Key Golf & Tennis Country Club membership are available.

*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.
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7 ● **Active** \*Active: 10/27/2023 *MLS ID: A4587392*

**680 Broadway St**      Single Family      3/4      2,009 sq ft      10/27/2023      \$2,150,000      \$1,995,000      1/15/2024      -7.21%

Welcome to this fully furnished captivating Key West-style bungalow in the heart of Longbeach Village. The two-bedroom main house is light and bright. Charming details grace every corner of this home, from a beautifully framed wood-burning fireplace in the living room to shiplap-adorned walls and ceilings, not to mention built-ins in the second bedroom. A tastefully appointed kitchen boasts modern amenities and a sleek gas cooktop. The cozy dining area features a vaulted ceiling and a bay window with built-in seating, providing enchanting views of the vibrant courtyard. A separate one-bedroom cottage above the garage, with its own entrance, features a comfortable living area, a well-equipped kitchen and laundry room, as well as a private screened-in patio and balcony deck, making this property an ideal investment opportunity for those seeking versatile rental income. Connecting these two homes is a lush, sunny, meticulously landscaped tropical courtyard. It's a paradise of its own, graced with a shimmering pool and spa. Enjoy all the amenities Longbeach Village has to offer. You are just moments away from Longboat Key's world-renowned Gulf of Mexico beaches, celebrated for their powdery white sands and crystal-clear turquoise waters. A neighborhood boat ramp provides swift access to Sarasota Bay, ideal for boating and water sports, with the convenience of Longboat Pass nearby. Just down the street, you can savor fresh seafood and stunning sunset skies at either Mar Vista Dockside or Shore Restaurant, or cap off a day at the beach, and then head right across the street to Whitney's Bodega & Bar, where you can enjoy a delightful meal. Whether you're seeking an escape to your own paradise, hosting visiting family, or exploring an investment opportunity, this may just be the tropical haven you've been searching for.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



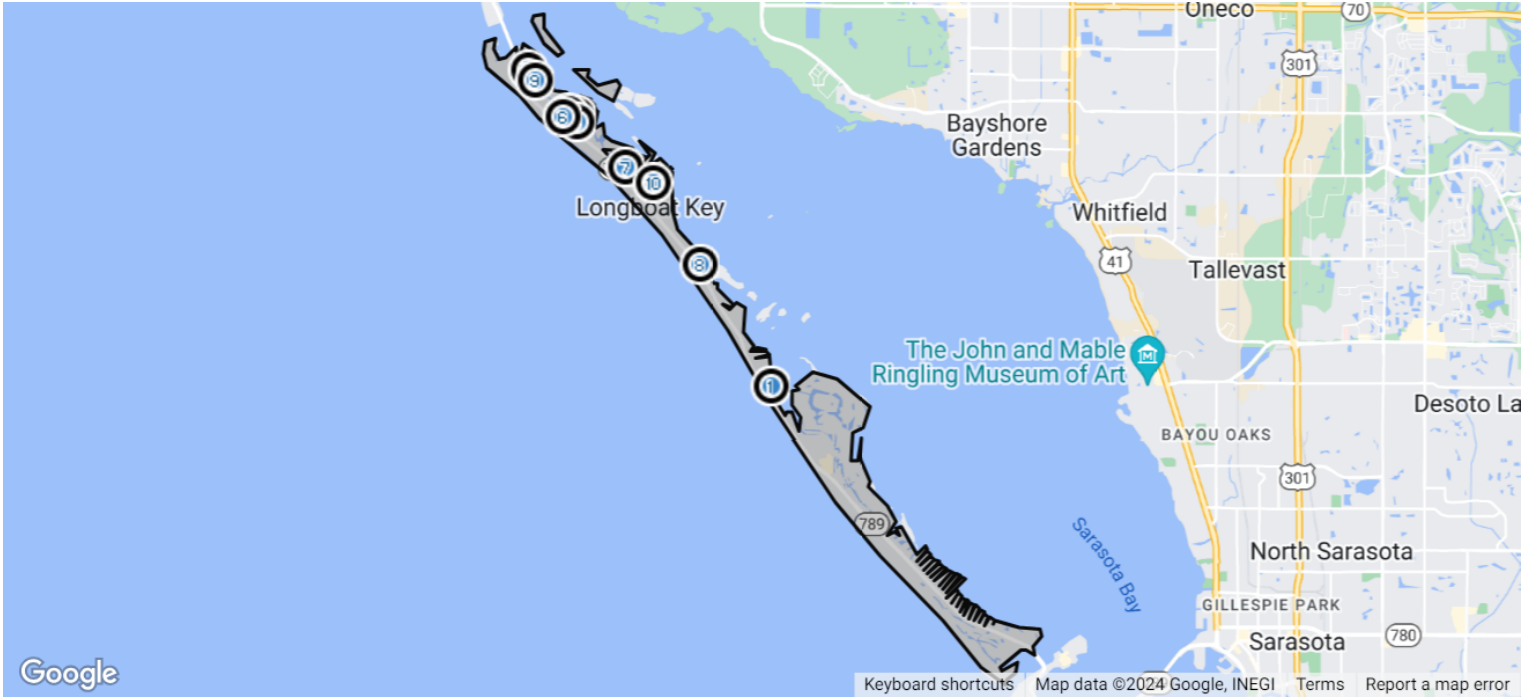
8 ● **Active** \*New, Active: 1/26/2024 *MLS ID: A4595624*

**619 Buttonwood Dr**      Single Family      3/2      2,265 sq ft      1/26/2024      \$2,395,000      \$2,245,000      3/27/2024      -6.26%

One or more photo(s) has been virtually staged. Exquisite Waterfront Retreat in Buttonwood Harbor \*\*Highly motivated sellers are willing to contribute up to 5,000 towards buyer's closing costs!\*\* Welcome to an unparalleled waterfront oasis in the beautiful enclave of Buttonwood Harbor, where luxury living harmonizes with the serene island lifestyle of Longboat Key. This newly renovated masterpiece epitomizes coastal elegance and sophistication. Upgrades include a 2021 commercial rubber heat-seamed roof, with 40-year factory guarantee, along with new fascia, soffit, and gutters. Brand-new A/C unit complemented by custom inside vents and completely new ductwork throughout. The interior exudes elegance with fresh porcelain tile floors and upgraded rockwool insulation. New PEX pipe plumbing ensures seamless modern living. Additionally, both the interior and exterior have been freshly painted. Indulge your culinary desires in the heart of the home – the newly renovated kitchen. Custom solid wood shaker-style cabinets feature soft-close technology and pantry pull-out shelves. High-end appliances include a commercial-grade venting hood over the induction stove top, Dutch oven, regular wall oven, and an oversized stainless steel sink. The centerpiece of the kitchen is the stunning 9 x 6 quartzite stone island, providing ample space for meal preparation and casual dining. Boasting high ceilings and an open concept floor plan, the interiors exude a sense of spaciousness and grandeur. The seamless flow between the kitchen, living, and dining areas creates a wonderfully welcoming atmosphere. Additional Features: - The third bedroom features sliding doors to the back lanai with a built-in shade feature, providing a tranquil retreat with seamless indoor-outdoor living. - Lighting on the dock adds ambiance and functionality - Direct access to Sarasota Bay, Intercoastal, and Gulf of Mexico for unparalleled boating and water activities. - Convenient access to golf courses, the St. Armand's Shopping District, and Longboat Key's new amphitheater for entertainment Experience outdoor bliss with a newly landscaped yard, circular paved driveway, and a 2-car garage and a large long laundry room with utility sink and extra storage space. The dock area is equipped with electric, water, a raised seawall cap, outside shower, and a pergola, providing direct access to Sarasota Bay. Plus, a new exterior irrigation system ensures lush landscaping year-round. Unwind in the spa-style master bath, a haven of relaxation and luxury. Pamper yourself in the lavish soaking tub, a spacious walk-in shower, and dual vanities. Beyond the property's boundaries lies the coveted Buttonwood Harbor neighborhood, known for its tranquil environment and convenient amenities. Enjoy proximity to tennis and pickleball courts, a nature park with walking trails, and fine dining options. Exclusive community perks include a private boat ramp and deeded beach access. Plus, a Publix shopping center is less than a mile away for added convenience. This exceptional property presents a rare opportunity to own a slice of waterfront paradise in Longboat Key. With its unmatched features, impeccable craftsmanship, and enviable location, this home is sure to impress. Schedule your private viewing today and seize the chance to live the ultimate coastal lifestyle. <iframe src="https://my.matterport.com/show/?m=zBC9Qt7WZwA&mils=1" frameborder="0" width="853" height="480" allowfullscreen allow="xr-spatial-tracking"></iframe>

*Listing Courtesy of EXP REALTY LLC*





Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Pending as of 3/27/2024 *MLS ID: A4588326*  
**3710 Gulf Of Mexico Dr, Lot D22**      Single Family      2/1      676 sq ft      1,110      11/6/2023      \$315,000      3/27/2024      \$466

LIVE THE FLORIDA DREAM! Gulfshore of Longboat Key has it all – approximately 450 feet of private, pristine sand beach, combined with the turquoise waters of the Gulf of Mexico, a newly-rebuilt marina on Sarasota Bay, large heated community pool, refurbished clubhouse with a commercial kitchen, a well-maintained campus and very reasonable HOA fees. Truly, Gulfshore is a remnant of Old Florida that is just six miles from the world-famous St. Armands Circle shopping and restaurants. This 1991 elevated home has 676 square feet of very functional living space. It features cathedral ceilings, a large living room, separate kitchen and dining room, a full bath and two bedrooms. It has been extensively remodeled and tastefully decorated. Gulfshore does not permit rentals or pets and it is a 55+ community. This home, combined with the amenities offered by Gulfshore and the surrounding area, make it the perfect location for you to own a piece of paradise. Please call now for an appointment to view your future home and enjoy the beach life in a highly desirable community.

*Listing Courtesy of EDGEWATER REAL ESTATE, INC*

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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<b>2</b> Pending <i>*Pending as of 4/18/2024</i> <i>MLS ID: A4574341</i>								
<b>598 Lyons Ln</b>	Single Family	3/4	2,659 sq ft	9,919	6/25/2023	\$2,699,999	4/18/2024	\$1,015

Why renovate or build when you can own this stunning custom estate home built in 2021. Nestled on one of the canal lots on the exclusive near north end of Longboat Key. Built by Mason Martin builders, this project is the perfect combination of comfort and craftsmanship. This private oasis is built for relaxation and enjoying the Longboat Key lifestyle. Take your bike or paddleboard to nearby restaurants or walk to one of the world-renowned beaches of the Gulf coast. The three story floorplan has 3 1/2 bathrooms and 3 spacious on suite bedrooms with an elevator. The master bedroom is located on the third floor for privacy. Check out the pool and spa, the inner deck is covered and extends to the outdoors, providing shaded space for entertaining or watching TV and grilling with the natural gas grill. Outdoor living is highlighted by a 35 ft long lap pool and an expansive terrace for sunbathing and lounging. Pool and spa both have remote controls to heat up or turn on the jets from inside the house. The kitchen has custom cabinet construction, quartz countertops, and offers the highest quality appliances from Wolf and Sub Zero. Kitchen and bathrooms include top of the line fixtures. The master bathroom is complete with a double vanity, walk in shower and soaking tub. The interior spaces are designed with sliding doors throughout that open up to the decks on each floor. The Design of the residence revolves around the fundamentals of modern gulf coast architecture. The house sits on the canal equipped with a dock and boat lift. Hard to find new construction like this on Longboat Key. This breathtaking property has everything the island has to offer.

*Listing Courtesy of WILLIAM GLADE LIC. REAL ESTATE BROKER*



<b>3</b> Pending <i>*Pending as of 4/24/2024</i> <i>MLS ID: A4595862</i>								
<b>525 Norton St</b>	Single Family	4/4	3,601 sq ft	9,840	2/9/2024	\$2,950,000	4/24/2024	\$819

Under contract-accepting backup offers. Magnificent Key West-inspired waterfront home with expansive canal views. This exquisite 4-bedroom, 3 1/2-bath residence boasts luxurious features such as custom-crafted architecturally detailed ceilings, intricate millwork, solid core doors, and roofed decks on all levels. The open great room layout welcomes you with style, while the well-appointed gourmet kitchen with wood cabinetry, granite and quartz countertops, a bar, warming drawer, and wine cooler is perfect for entertaining guests. The screened patio area is the ultimate outdoor oasis with heated pool, waterfall spa and tranquil views of lush landscaping and shimmering waters. Enjoy fun and adventurous excursions from your boat dock offering easy and open access to the Gulf and the Bay. Thoughtful and convenient appointments abound such as a central sound system, fire sprinkler system, central vacuum, impact-resistant windows and doors, and an emergency generator transfer switch. The property further offers a media room or optional bedroom (the room is plumbed for a bath). There is an elevator for easy accessibility, and the 4-car garage ensures ample space for your vehicles. Recent updates include new blinds and shutters in the primary bedroom; complete makeover of the primary bath and closet (with additional special shoe closet) a soaking tub, smart toilet/bidet, walk-in shower, vanity, and custom carpentry; new built-in shelving, desks, filing cabinets and blinds in the office; new dishwasher and garbage disposal in kitchen; resurfaced pool and spa and new pool enclosure screens; and an updated dock with composite decking and newly added kayak lift and 10k aluminum boat lift. Additionally, the entire HVAC system has been replaced, and the garage door is hurricane-rated. Embrace the pinnacle of waterfront living in this exceptional Key West-inspired home, where every detail has been carefully curated to create a haven of luxury.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*






<b>4</b> Pending <i>*Pending as of 3/18/2024</i> <i>MLS ID: A4594153</i>								
<b>569 Bayview Dr</b>	Single Family	2/2	1,264 sq ft	10,001	1/4/2024	\$1,100,000	3/18/2024	\$870

Under contract-accepting backup offers. 100ft x 100ft lot with 1954 2BR wood frame home in Sleepy Lagoon. Close to public beach access and the inter coastal waterway. Excellent location for new build. Seawall, cap, and 10klb aluminum boat lift installed in 2003. Seller has completed Geotechnical engineering analysis, topographical survey, and has drawings for 2,800sf 4BR elevated home. Approximately 1 mile to Longboat Village, Whitney's, Shore and Mar Vista restaurants, and Longboat Pass to the Gulf of Mexico.







*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*

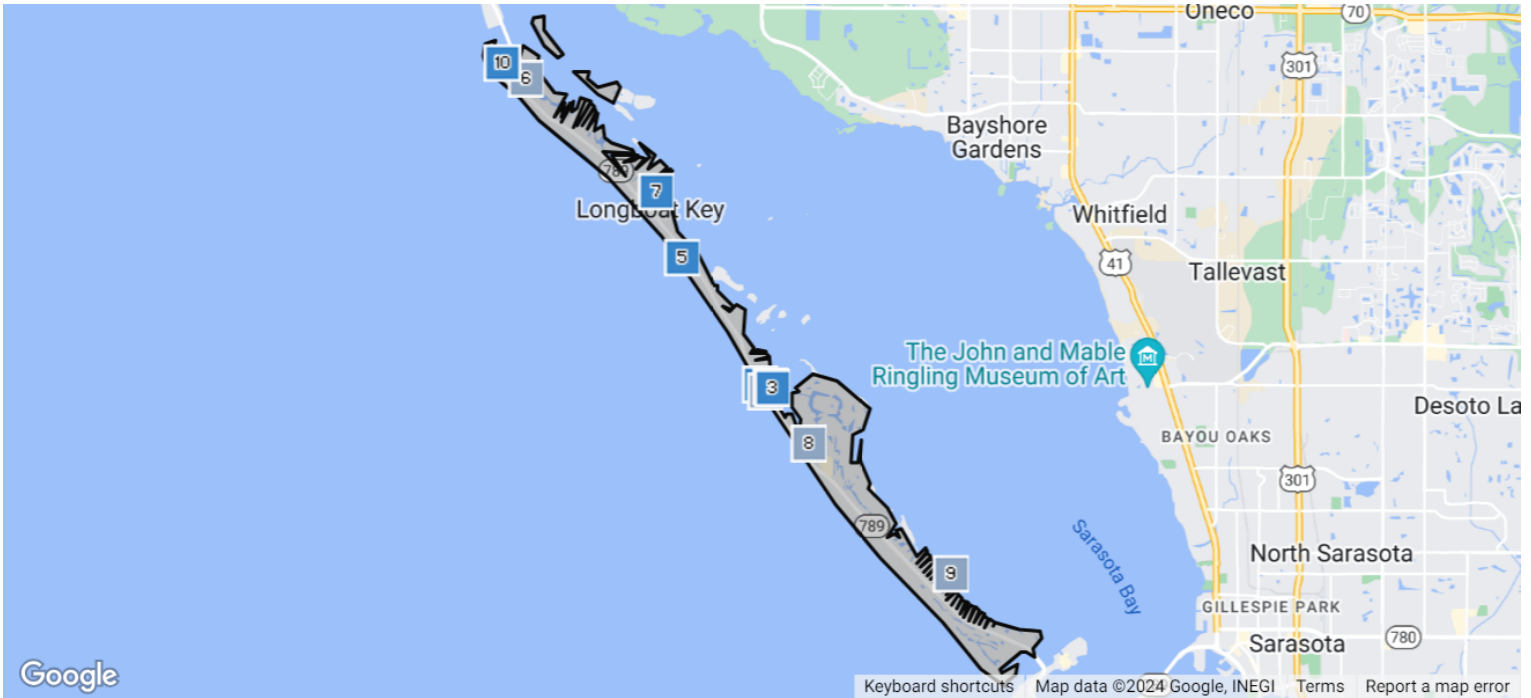


Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>5 Pending</b> • Pending as of 3/28/2024 <i>MLS ID: A4596714</i></p> <p><b>610 Broadway St</b></p> <p>Single Family    2/2    1,270 sq ft    5,998    2/6/2024    \$1,322,000    3/28/2024    \$1,041</p> <p>Under contract-accepting backup offers. DO NOT MISS YOUR CHANCE to own a completely renovated home on one of the first building sites on Longboat Key! This charming, two bedroom one and a half bath bungalow style home is nestled in the historic Village of Longbeach. The adorable front veranda, covered in Italian mosaic floor tile, catches your eye and provides the perfect spot to sit and enjoy this quaint coastal neighborhood. As you enter the home, you will be greeted by a beautifully designed open floor plan boasting nine foot' ceilings, porcelain tile flooring, a wood burning fireplace and an abundance of sunlight which immediately provides a bright and airy feeling throughout the home. The kitchen area will not disappoint with marble countertops throughout, custom wood cabinets with pull-outs for ease of access. A large kitchen island, fitted with a farmers sink, is perfectly laid out for the chef enthusiast or a cozy seating area to enjoy a casual meal. The oversized windows continue throughout the home and are outfitted with custom blinds to enjoy your privacy. A beautiful primary bath includes marble tile flooring, an oversized shower and separate spa like tub. As you step into the dining room, you will notice there is plenty of room for large family dinners, a custom-made food pantry and a spectacular view of the backyard , Enjoy the privacy of a completely fenced in backyard and a newly installed heated saltwater pool and spa, surrounded by a leathered marble pool deck and patio The backyard is an opportunity to make this blank slate your own personal oasis OR take advantage of the 20' gliding gate providing ease of access for your boat or additional parking. Not only is this home steps away from a beautiful white sand beach, a picturesque bay, three restaurants, a public boat ramp and two fishing piers, you will also have peace of mind, with an 80-year Galvalume metal roof, newly fitted hurricane strapping and Anderson hurricane impact windows throughout. Schedule a showing today to make this historical gem your own! Furniture included in sale, with some exclusions</p> <p><i>Listing Courtesy of COLDWELL BANKER REALTY</i></p>								
 <p><b>6 Pending</b> • Pending as of 1/29/2024 <i>MLS ID: A4586792</i></p> <p><b>530 De Narvaez Dr</b></p> <p>Single Family    3/2    1,944 sq ft    10,001    10/27/2023    \$1,250,000    1/29/2024    \$643</p> <p>Under contract-accepting backup offers. HOME SOLD FOR LOT VALUE: 100x100 lot with SeaWall on a canal with direct access to Intercoastal waters. Located on the coveted North End of Longboat Key. Build your DREAM HOME on this quiet street with a great mix of old and new homes. Enjoy beautiful morning walks on the beach, catch sunsets every evening. Let your imagination go on this desirable lot and location with all utilities in place. Survey and elevation certification available. Convenient to amazing dining options such as Shore, Mar Vista, Harry's and more.</p> <p><i>Listing Courtesy of REAL BROKER, LLC</i></p>								
 <p><b>7 Pending</b> • Pending as of 4/9/2024 <i>MLS ID: A4594298</i></p> <p><b>5941 Emerald Harbor Dr</b></p> <p>Single Family    3/3    2,606 sq ft    16,400    1/11/2024    \$2,749,000    4/9/2024    \$1,055</p> <p>PRICE IMPROVEMENT! Enjoy island living at its finest in the highly desirable Emerald Harbor community. This home is built for relaxation and enjoying the Longboat Key lifestyle on a wide deep water canal with ideal boating and kayak access to Sarasota Bay with no bridges. Take your bike or walk to the deeded beach access and experience sunset and swimming on one of the world-renowned beaches of the Gulf coast. Enter this fabulous 2600 sq. ft. 3 Bedroom, 2.5 Bath home and appreciate the seamless flow through the living room, dining room, family room, and kitchen area. Tile floors throughout the main living areas are ideal for Florida living. This home has everything you need for entertainment plus everyday comfortable living. The new, thoughtfully planned gourmet kitchen features custom cabinets, a center island with Walnut top, carefully selected quartz counters, all stainless Thermador appliances including double oven and cooktop, wine refrigerator and a pass-through to the lanai. The split floor plan provides privacy allowing homeowners to retreat to the spacious Master bedroom with walk-in closet and luxuries including a garden tub, separate shower, dual vanities, indoor and outdoor shower, and access to the pool area. The guest bedrooms and bath are perfect for visiting family/friends or multi-generational living. All main rooms leading to the pool area have hurricane/impact doors that pocket behind the wall for open indoor/outdoor living. It doesn't get any better than the incredible private and tranquil outdoor sitting areas with around the beautiful paver deck and pool area with new picture window screening. Follow the paver pathway to an open fire pit and sitting area leading to the new composite dock w/10,000 lb. boat lift The spacious laundry room is equipped with a second refrigerator, laundry sink, cabinets and incredible storage. It is rare to find a home with so much interior storage. The premium mid-key location ensures that you are never far away from Longboat Key restaurants and shopping, plus the amenities of St. Armands, Sarasota and Anna Maria Island all the while relishing your peaceful seclusion, in tune to all the surrounding natural beauty Emerald Harbor has to offer.</p> <p><i>Listing Courtesy of BETTER HOMES &amp; GARDENS REAL ES</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	<b>8</b>  Pending <i>*Pending as of 4/8/2024</i> <b>MLS ID: A4589845</b>							
<b>4870 Gulf Of Mexico Dr</b>	Single Family	2/2	1,025 sq ft	–	11/21/2023	\$399,000	4/8/2024	\$389
<p>Under contract-accepting backup offers. Here is your opportunity to own your piece of paradise. A 2bdm/2bath end unit Villa with great beach to bay access. Ample windows allow views of the magnificent Sarasota Bay and beautiful wildlife in the area. Grill on your patio before heading to the soft sandy beaches to witness some of the most breath-taking sunsets and mesmerizing turquoise water. Or get in your boat and head out on the open water for some fishing or dolphin and manatee watching. Windward Bay has two marinas with 28 boat and jet ski slips, 2 fish cleaning stations and 26 acres of professionally maintained grounds. Windward Bay is a complete island community, with two heated pools, tennis/pickleball, shuffleboard, club house with library and fitness center, community trails, kayak launch &amp; storage, 3 beach accesses, onsite management and much more. Making the complex practically maintenance free. This villa has undergone complete external structural renovations including new roof &amp; stucco, sliders and windows in 2021, as well as complete enclosure of the lanai area which gives you close to 100 sq ft of interior bonus space and a brand new AC. A full sized washer/dryer and storage area on the attached carport are an added convenience. Why only visit this tropical island when you can live here with all these amenities at a price like this.</p> <p><i>Listing Courtesy of MICHAEL SAUNDERS &amp; COMPANY</i></p>								
	<b>9</b>  Pending <i>*Pending as of 4/15/2024</i> <b>MLS ID: A4605005</b>							
<b>591 Hibiscus Way</b>	Single Family	3/2	1,369 sq ft	5,998	3/27/2024	\$965,000	4/15/2024	\$705
<p>Under contract-accepting backup offers. Welcome to this dreamy 3 bedroom 2 bath cottage in the highly sought after friendly Village of Longboat Key! It sits behind a custom gate amidst beautifully landscaped tropical surroundings that make you feel like you're living in your own private garden which was specifically planted with native trees, shrubs and plants that encourage and nourish local and migratory birds. A covered screened in porch welcomes you before you enter the cozy great room that features a wood burning fireplace and is open to the completely renovated kitchen with a breakfast bar with beautiful bamboo cabinets, a chef's natural gas range, and 2023 appliances. The lively and historic Longbeach Village offers a lifestyle coveted by many with a community dock and boat ramp and one of the nicest stretch of beaches on Longboat Key just a short distance away. After spending your evenings watching the gorgeous sunsets over the Gulf of Mexico you have your choice of 3 fabulous restaurants that are right here for your enjoyment. You may never want to leave this beautiful island but if you do, the world famous St.Armands Circle and the Cultural meccas of downtown Sarasota and Bradenton are just a short drive over the bridges. Schedule your private showing today.</p> <p><i>Listing Courtesy of MICHAEL SAUNDERS &amp; COMPANY</i></p>								
	<b>10</b>  Pending <i>*Pending as of 5/1/2024</i> <b>MLS ID: A4590748</b>							
<b>672 Jungle Queen Way</b>	Single Family	4/2	2,376 sq ft	11,252	12/11/2023	\$1,492,000	5/1/2024	\$628
<p>Under contract-accepting backup offers. <b>** SELLER FINANCING WITH CASH OFFER**</b> Beautiful and completely renovated CANAL HOME on quiet secluded street, only ¼ mile to your DEEDED BEACH ACCESS to the world renowned beaches and crystal blue WATERS OF THE GULF OF MEXICO. This newly gut renovated 4-Bedroom and 2-bathroom home has an open floor plan with great views of canal. Have a seat at the fire pit and watch Dolphin, Manatees and their babies swim right by. Watch the birds stalking their next meal or grab a pole and catch a Snook or 2 right from your backyard! Lower your lift and jump in your boat or kayak and only a 5 minute troll to the wonders of Sarasota Bay. This home will be low maintenance for years to come as virtually everything has been updated or replaced. NEW ROOF/Vaulted Ceiling added, NEW HURRICANE IMPACT WINDOWS &amp; DOORS, Stunning NEW Engineered Wood tone no maintenance (Porcelain) Floors, , Electric updated, Plumbing updated, Sewer lines scoped, cleaned and PVC Lined, Updated Bathrooms and Kitchen with Granite countertops and Stainless-Steel appliances. Primary Bedroom has 2 large walk-in closets and primary bathroom, renovation just completed! 4th Bedroom has a canal view and a high-end Murphy bed shelf system to allow for use as office too. Plenty of fun outside included. Outdoor living with a firepit to enjoy the peace and serenity of quiet evenings watching your own lit real-life aquarium. A 6,000 lb. boat lift and Kayak lift for all the water activity you want. Plenty of room to keep all your toys [boat, boards, kayaks, etc.] behind your privacy fence. And plenty of room to park your RV or add a pool if you want more than the beach life. There is great local dining close by including; Harry's Continental Kitchen, Euphemia Haye &amp; Loft, Shore Restaurant and nationally recognized Drydock Waterfront Grill for top 3 waterfront dining views in America. Enjoy Golf? Longboat Key Club has 2 courses near-by so you don't even have to leave the island. Just around the corner take a look at the St. Regis Longboat Key Luxury Residences and see why the Longboat Key life style is setting the pace for best places to live and retire. Security System and external cameras included!</p> <p><i>Listing Courtesy of FINE PROPERTIES</i></p>								



Closed: 10

	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	<b>Closed</b>	*Sold Date: 12/7/2023, MLS Listing A4586822: 10/25/2023 MLS ID: A4586822							
	<b>3710 Gulf Of Mexico Dr, Lot A19</b>	Single Family	2/2	720 sq ft	1,750	2023	12/7/2023	\$500,000	\$694

PANORAMIC VIEWS OF THE GULF OF MEXICO can be in your future. This 2023 manufactured home has never been lived in. This home is full of light, aided by transom windows. This home was built with many upgrades such as the windows, flooring and a full metal roof. There are 720 square feet of living space that has been very thoughtfully laid out. It consists of a kitchen, dining room, living room, two bedrooms and 1 ½ baths. Gulfshore of Longboat Key is defined by its location on the Key. The community extends from the Gulf to Sarasota Bay. It owns almost 500 feet directly on the Gulf of Mexico. The Gulf is known for its beautiful turquoise waters and powder-sand beaches. Their marina sits on Sarasota Bay. Facilities include a large community pool, kayak launch, a remodeled clubhouse with a gourmet kitchen and a campus that is kept in pristine condition. Gulfshore is proud of their financial management over the years and the positive results that they have achieved. It is located just six miles from world-famous St. Armands Circle in Sarasota. Gulfshore is a 55+ community and does not permit rentals or pets. Please come and visit to experience the magnificent views that are available from this unique location in paradise.

*Courtesy of EDGEWATER REAL ESTATE, INC*

**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><b>2</b> ■ <b>Closed</b> • Sold Date: 12/1/2023, MLS Listing O6092027: 2/22/2023 MLS ID: O6092027</p> <p><b>3710 Gulf Of Mexico Dr, Lot D14</b></p> <p>A privately owned 55+ Community. *No Pets *No Rentals. The first thing people say when they open the front door is Wow! The owner has spared no expense in this exquisite remodel. Every attention to detail has been designed. You'll find 8 ft ceilings throughout that have been drywalled for that fresh clean look. A new front door installed this month with keyless entry, Also within this unique mobile home you will find beautiful slate gray engineered hardwood floors throughout, new decora plugs and switches, new ceiling fans, smart Wi-Fi programmable thermostat, new kitchen cabinets, the lowers are all drawers, stainless appliances, bathroom with dual sinks, a stackable washer &amp; dryer, new energy efficient hot water heater, tons of storage - all better than new. Completely turn-key, with new furnishings. Just bring your toothbrush. There is a second bathroom which is an outside block bathhouse with sink toilet and shower. It sits on a nice corner lot, with a peekaboo view of the bay. Both the Bay, with private boat slips that can be rented annually for a small fee and the Gulf of Mexico private beach that offers lounge chairs, umbrellas and a Palapa, are both within a 2 minute walk. Low HOA that covers the park fee, trash &amp; water, heated &amp; cooled pool, clubhouse with laundry and wood shop. Many social events to join with the greatest neighbors one could ask for.</p> <p><i>Courtesy of SAFE LIST REALTY, LLC</i></p>	Single Family	2/1	660 sq ft	1,073	1988	12/1/2023	\$250,000	\$379
 <p><b>3</b> ■ <b>Closed</b> • Sold Date: 4/17/2024, MLS Listing A4596426: 1/24/2024 MLS ID: A4596426</p> <p><b>3710 Gulf Of Mexico Dr, Lot E23</b></p> <p>CORNER LOT. Elevated hurricane-resistant home (2007) located on beautiful Longboat Key. The community of Gulfshore is defined by its location on the Key. The property extends from the Gulf to Sarasota Bay. They own almost 500 feet directly on the Gulf of Mexico. The Gulf is well known for its beautiful turquoise waters and powder-sand beaches. Their newly re-built marina sits on Sarasota Bay. Facilities include a large community heated pool, kayak launch, a remodeled clubhouse with a gourmet kitchen and a campus that is kept in pristine condition. Gulfshore is proud of their financial management over the years and the positive results that they have achieved. This home has 693 square feet of functional living space and features cathedral ceilings, an open floor plan, living room, kitchen, dining room, two bedrooms, and a full bath with step-in shower. This unit is located on a corner lot which provides more privacy. The large driveway has been paved and includes a lovely outside seating area. In addition, it has an outside bathhouse that is perfect for when you return from the beach. Gulfshore is located just six miles from world-famous St. Armands Circle in Sarasota that has world-class shopping and fabulous restaurants. Gulfshore is a 55+ community and does not permit rentals or pets. Please come to visit and experience this magnificent beach community and all that it has to offer.</p> <p><i>Courtesy of EDGEWATER REAL ESTATE, INC</i></p>	Single Family	2/1	693 sq ft	885	2007	4/17/2024	\$300,000	\$433
 <p><b>4</b> ■ <b>Closed</b> • Sold Date: 4/1/2024, MLS Listing A4588240: 11/4/2023 MLS ID: A4588240</p> <p><b>3750 Gulf Of Mexico Dr</b></p> <p>UNICORN Property is in search of a new owner who is "over" cookie cutter condo living, but wants beach living with PRIVATE BEACH ACCESS and SPECTACULAR GULF VIEWS in a 55+ community! NORTH SIDE of DUPLEX offers GROUND FLOOR 2 bedrooms, each with private half bath and one walk in shower, with NO STAIRS, LAUNDRY IN UNIT (not pictured), and garage. Wonderful option for multi-generational living or for income potential. SOUTH SIDE of duplex offers 4 bedrooms, 3 baths plus FLEX ROOM with huge walk in STORAGE/pantry on main level, huge primary bedroom WALK IN CLOSET upstairs. Garage has washer/dryer and workshop. Each unit has its own patio where you can relax, or cross the street to enjoy the private beach for the SUNSET. Want a higher vantage point? SPECTACULAR 180° GULF VIEWS and relaxing SUNSETS await you from your upper level balcony. Both units have been remodeled to include crown moulding, upgraded kitchens with granite countertops and stainless steel appliances. Twin Shores Beach and Marina is a 55+ Cooperative Community, well cared for and maintained, and spans from Sarasota Bay to the Gulf of Mexico. Newer, heated saltwater community pool. Twin Shores Marina is known for amazing fishing and manatee sightings on the Sarasota Bay side. Boat slips are available for rental. Rental restrictions: One tenant must be 55+, see rules and regs in attachments. Dec - April has 2 month minimum on leases. May to November has 1 month minimum. Maximum of three leases allowed per unit per year. HOA dues are \$730 per unit, quarterly. This property consists of 2 units, so \$1460 is due quarterly. Longboat Key is in the process of burying the overhead power lines, so the power lines you see in the photos will be out of sight very soon.</p> <p><i>Courtesy of KELLER WILLIAMS ON THE WATER S</i></p>	Single Family	6/5	3,470 sq ft	4,379	1950	4/1/2024	\$1,195,000	\$344

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.	
5 ■ Closed	*Sold Date: 2/9/2024, MLS Listing A4578997: 8/16/2023 MLS ID: A4578997							
<b>5005 Gulf Of Mexico Dr, Unit 3</b>	Single Family	5/7	4,638 sq ft	21,841	2020	2/9/2024	\$9,800,000	\$2,113

Unveiling the pinnacle of coastal living at this pristine beachfront residence at Bonaire Longboat Key. A newer gem completed in 2020, this luxurious home, offered turnkey furnished, is a rare find that invites you to immediately immerse yourself in the lap of waterfront luxury. The bliss of waking up to the Gulf's gentle waves is just the beginning of what this remarkable retreat has to offer. Crafted with precision and built by Eason Home Builders, this home seamlessly blends modern innovation with the allure of West Indies-inspired architecture. The result is a masterpiece that stands as a testament to lavish living on the Gulf of Mexico. Every corner of this residence is designed to capture the breathtaking beach views that stretch to the horizon. From the towering great room windows to the inviting balconies on each floor, the Gulf's beauty is your constant companion. Step into an interior that's not just beautiful but also brilliantly functional. Designer furnishings, smart home conveniences, and striking light fixtures harmonize with oak wood flooring and sleek surfaces, creating an ambiance that's as modern as it is inviting. The heart of this home is a chef's dream come true. The gourmet kitchen is a symphony of elegance and functionality, boasting custom cabinetry, a sprawling island, and top-of-the-line appliances. The CornuFe polished white and stainless-steel trimmed gas stove, accompanied by a statement-piece range hood, add to the allure of this culinary haven. The master suite is a sanctuary of indulgence. Set in a secluded northwest spot, it offers a private sitting area framed by bay windows, his and her walk-in closets, and a spa-inspired en-suite bathroom. This residence embraces the outdoors as an integral part of its charm. Balconies on each floor offer panoramic views and create a seamless indoor-outdoor flow. Recent updates enhance the allure of this home. A/V upgrades, solar shades, water softener, reverse osmosis, water chiller, and water pressure booster are just the beginning. The indoor cabana opens to a resort-style pool deck, complete with covered dining, a summer kitchen, lounge areas, a fire pit, and a saltwater pool with a swim bar and raised spa. Beyond the pool, your own gated access leads you to the pristine shores of the Gulf. The meticulously landscaped yard features a hammock, and convenient outdoor shower. This home also includes an additional parcel (the current owners have transformed this area into a botanical garden with beautiful lush landscaping). All that's missing in this turnkey masterpiece is you. With your personal belongings, you can step right into the lap of luxury and start savoring every moment.

Courtesy of COLDWELL BANKER REALTY



6 ■ Closed	*Sold Date: 12/18/2023, MLS Listing A4586253: 10/23/2023 MLS ID: A4586253							
<b>6957 Longboat Dr S</b>	Single Family	3/4	2,499 sq ft	6,251	2019	12/18/2023	\$2,575,000	\$1,030

Welcome to this luxurious oasis nestled in the idyllic neighborhood of Longbeach Village on the north end of Longboat Key. This stunning property offers a serene and sophisticated coastal living experience while the location offers the best of island living, making this property truly exceptional. The main floor boasts a flowing open-concept floor plan designed to maximize comfort and functionality. Large sliders grace the living area, inviting abundant natural light and providing seamless access to a generous deck, perfect for entertaining. The kitchen is a culinary enthusiast's dream with a large center island, pristine white-maple shaker cabinetry, and Cambria Torquay surfaces. Enjoy the convenience of natural gas cooking and top-of-the-line Wolf and Sub-Zero appliances. The owner's suite comprises the entire upper floor and is a haven for relaxation. The ensuite is spa-like with elegant fixtures and finishes. There are dual walk-in closets with built-in shelving, ensuring ample storage space for your wardrobe. The owner's suite also boasts a spacious deck overlooking the pool and preserve, creating a private retreat for morning coffee or sunset cocktails. There are two additional bedrooms both offering their own en-suite and one has a private balcony. A spacious downstairs bonus space gives way through sliders to an expansive covered patio. The outdoor oasis includes a saltwater heated pool with a sundeck and a spa, creating an ideal setting for relaxation and recreation. The lushly landscaped backyard is fully fenced and overlooks a protected green space, ensuring ultimate privacy. Water access is just a stone's throw away, allowing you to explore the Gulf of Mexico beaches known for their white sands and turquoise waters. Sarasota Bay is also within reach, offering quick access to Longboat Pass. The community has a public dock and boat ramp for those who love boating, kayaking, paddle boarding, and fishing. This exquisite residence offers the perfect blend of elegance, comfort, and outdoor enjoyment, while providing the peace of mind that comes from high quality weather resistant construction materials designed for modern coastal living. Whether you're looking for a peaceful retreat or an entertainer's dream, this property has it all. Don't miss the opportunity to call this slice of paradise your home.

Courtesy of MICHAEL SAUNDERS & COMPANY

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.
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7 Closed • Sold Date: 3/29/2024, MLS Listing A4586591: 10/20/2023 MLS ID: A4586591

**641 Saint Judes Dr**      Single Family      3/3      1,556 sq ft      7,040      1960      3/29/2024      \$960,000      \$617

A remarkable opportunity awaits you on stunning Longboat Key, Florida. The Rare Multi-Residence Beach House. This beautifully fully renovated residence offers two bedrooms and two bathrooms, along with an adjoining one-bedroom, one-bath apartment. This rare and unique property empowers you with various possibilities. Whether you seek a full-time residence, a winter retreat, an investment property, or a vacation rental, this is your chance. The property already boasts fantastic rental income, with promising projections to share. You can choose to stay in the two-bedroom main residence and rent out the one-bedroom apartment, or vice versa. Fully updated inside and out, it features a newer roof, hi-impact windows/sliders, new plumbing, and AC units. Interior renovations include flooring, kitchens, bathrooms, countertops, light fixtures, and vanities amongst other improvements. The spacious outdoor living area, complete with a generously sized covered patio (appx 450sf), offers a picturesque view of lush tropical foliage and a glimpse of the canal. It provides an ideal setting for enjoying island-inspired dining and unwinding in style. This location is truly unbeatable, steps away from renowned dining at Euphemia Haye and Harry's Continental Kitchen. You'll also have exclusive access to Joan Durante Park, a 32-acre natural oasis on Sarasota Bay, as secret access is just a few steps away. In the park, you'll discover nature trails, fishing locations, a kayak launch, playgrounds, benches, and a spacious covered gazebo, perfect for hosting gatherings and events. Additionally, community beach access across the Gulf of Mexico Drive provides enjoyment on the beautiful white sands of the Gulf of Mexico. For fitness and tennis enthusiasts, Cedars Fitness and Tennis Resort, offering Social, Gym, Pool, and Tennis memberships, is just a block away. The walkability and convenience of this property are unmatched. Don't miss out on this rare and unique opportunity to own two residences for the price of one, providing you with options, flexibility, and power. Come and see for yourself; you won't be disappointed. The property already boasts fantastic rental income, with promising projections to share. (Over \$72k projected in net income by local island rental management co.)

*Courtesy of CENTURY 21 BEGGINS ENTERPRISES*



8 Closed • Sold Date: 11/9/2023, MLS Listing A4586196: 10/19/2023 MLS ID: A4586196

**609 Triton Bnd**      Single Family      4/5      2,855 sq ft      12,500      2014      11/9/2023      \$2,400,000      \$841

Discover the exclusive enclave of Triton Bend. This 4-bed, 5-bath residence is a masterpiece of enduring elegance. Constructed in 2014, the Spyglass model features a separate guest house and has been meticulously upgraded. The kitchen is a culinary haven, with Viking appliances, gas cooking, custom cabinetry, granite countertops, and a walk-in pantry. Upstairs, two bedrooms boast private baths and walk-in closets. Across the breezeway, the private guest house features an ensuite bath, walk-in closet, and poolside patio. A 2-car garage ensures effortless convenience. The spacious courtyard is an oasis ideal for year-round coastal entertaining. Featuring an exquisite pool, gourmet summer kitchen, and lush landscaping for ultimate seclusion. This coastal gem harmonizes elevated design, energy efficiency, and hurricane-grade durability. Enjoy the convenience of beach access steps away. Perfect mid-key location and free from HOA fees. This Longboat Key treasure redefines refined living, the epitome of coastal luxury.

*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.
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9 **Closed** \*Sold Date: 1/11/2024, MLS Listing A4585702: 11/6/2023 **MLS ID: A4585702**

**620 Yardarm Ln** Single Family 5/7 7,278 sq ft 16,552 2016 1/11/2024 \$10,495,000 \$1,442

Discover the ultimate waterfront luxury at 620 Yardarm Lane, Longboat Key. This custom-built masterpiece by John Cannon Homes offers a sprawling 7,200 sqft of coastal elegance offering a FULL BAY VIEW that will take your breath away on the preferred south side of the street. Situated in one of Longboat keys most prestigious neighborhoods with private deeded beach access, bike to St Armand's Circle & a short drive to downtown. As you enter this sophisticated coastal residence, a floating staircase welcomes you, setting the tone for the grandeur that awaits with 11-foot coffered ceilings. The attention to detail is evident throughout, with wide plank Hickory flooring that adds warmth and sophistication. There is a beautifully appointed luxurious principal suite on the first floor, providing easy access and privacy. The open floor plan flows seamlessly connecting living spaces making it perfect for relaxation and entertainment with a wall of custom 10' sliding pocket doors a fireplace with a custom stone mantle & 2 Capiz shell chandeliers. In the sitting room, innovation takes center stage with a hydraulic lift for the television, ensuring uninterrupted bay views when not in use. Imagine gazing out at the water's edge with the touch of a button. The gourmet kitchen includes an oversized Sub-Zero refrigerator, Wolf range & Carrara marble counter tops. A separate butlers pantry boasts convenience and style, featuring a Sub-Zero wine cooler & ice machine, Wolf warming drawer & an additional refrigerator & sink. Entertaining is a breeze with this well-appointed space. Beyond the kitchen is an elevator & a secondary staircase, leading you to a mezzanine floor, comprising a spacious office & game room with a wet bar. There is even a secret door leading to a large movie room—a hidden gem for film enthusiasts. Leading off from the living room is a terrace showcasing a true outdoor oasis, complete with sitting & dining areas and an outdoor fireplace, all thoughtfully protected from insects by an electrically operated drop-down screen. It's the perfect place to unwind, or dine, while taking in the serene bay vistas. The outdoor area continues with an infinity edge pool & spa, where you can enjoy beautiful sunrises and spend the day soaking in the serenity of the bay. Picture yourself basking in the sun-drenched pool or enjoying evenings by the water feature-fire pit, all under the backdrop of the beautiful views of Sarasota Bay & Downtown. Other outdoor areas feature a built in Wolf gas grill & an outdoor shower plus multiple areas to sit or lounge while enjoying the warm Florida sunshine. On the second floor, discover four large ensuite bedrooms, each with balconies, plus a bonus children's room with built in bunks. Stay fit in the gym area and then step onto the large adjoining balcony with a full-size hanging bed and a spectacular panoramic bay view. The house features an extra-large three-car garage with ample storage areas and a full house generator. For the boating enthusiast this house offers both bay front & canal frontage. The large dock includes two boat lifts, a pair of jet ski lifts, kayak lift plus guest boat docking & a new seawall, this completes the picture of waterfront living. 620 Yardarm Lane, Longboat Key, is not just a home, it's a lifestyle: it's a haven of luxury and surprises. Come, experience the quintessence of Florida living at its finest.

*Courtesy of QUEST PROPERTIES INC*

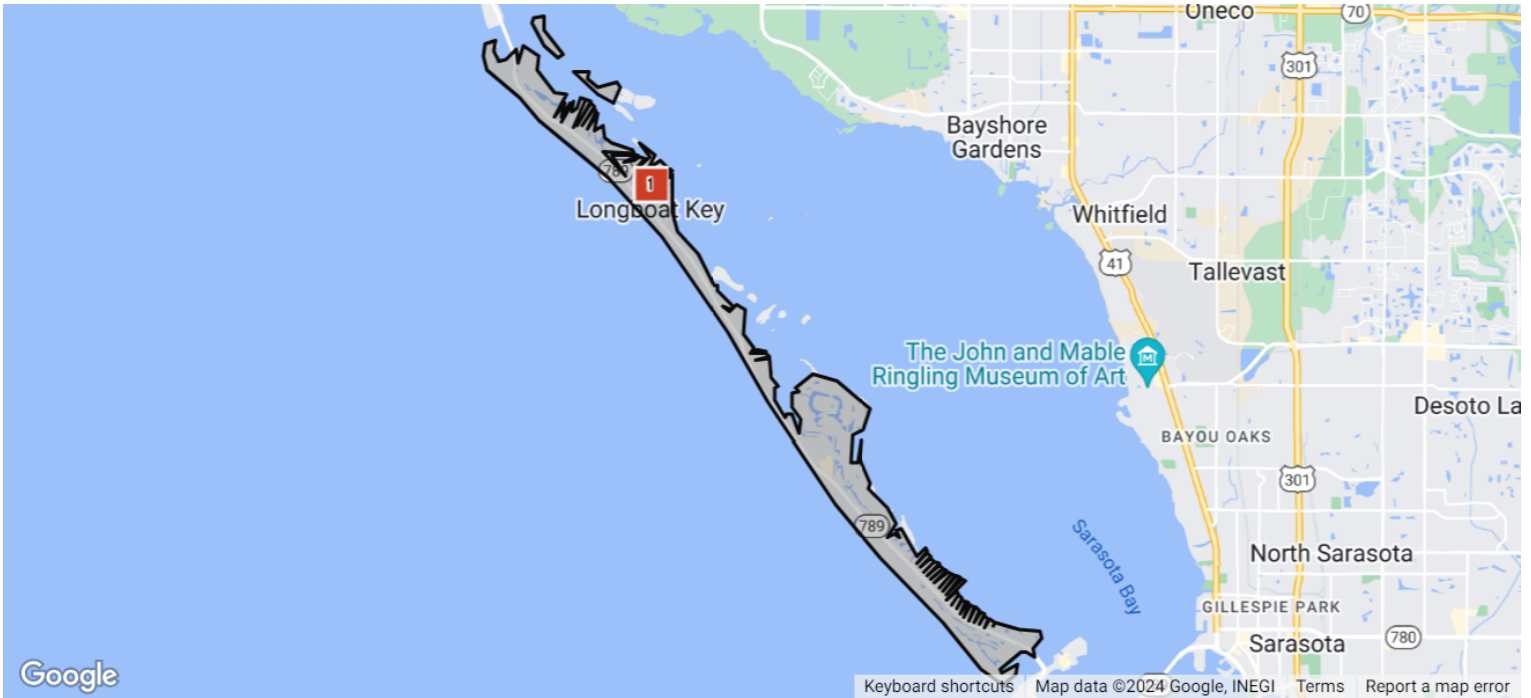


10 **Closed** \*Sold Date: 3/20/2024, MLS Listing A4583157: 10/4/2023 **MLS ID: A4583157**


**350 N Shore Rd** Single Family 3/3 1,878 sq ft 13,200 1966 3/20/2024 \$1,800,000 \$958

On Longboat's north end - an amazing Longboat Key water-front opportunity awaits with beach, boating, and views. This property sits on a double lot, with one-third of an acre on Longboat Pass/Greer Island Bayou - only steps to the beach. Build your dream home with endless 360 views across the Gulf, beach, and bay. Or simply enjoy the family "double" beach bungalow featuring terrazzo floors, three bedrooms, three baths, and water-front perfection. Here, on the quaint and quiet north end of Longboat Key, you are only steps to one of the most gorgeous beaches on the Gulf coast. For the boater, the well-protected waters provide quick and easy access to virtually anywhere. And the Village - what a treat for all - is a short stroll with its many restaurants and shops including The Shore, Mar Vista, Whitney's, and more. Gorgeous beach, great boating, captivating views and so much more. This truly is a special piece of water-front property on Longboat's north end.

*Courtesy of PREMIER SOTHEBYS INTL REALTY*



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1	<span style="color: red;">■</span> Off Market	<i>* Notice of Foreclosure Sale</i>	MLS ID: -				
651 Jungle Queen Way	Single Family	3/2	2,242 sq ft	11,070	-	3/1/2024	Notice of Foreclosure Sale	-



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- **Market conditions and forecasts** based on listing and public records data.
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- **School data and reviews** from Niche.
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