

MARKET ACTIVITY REPORT

Saint Armands in Sarasota, FL



Presented by

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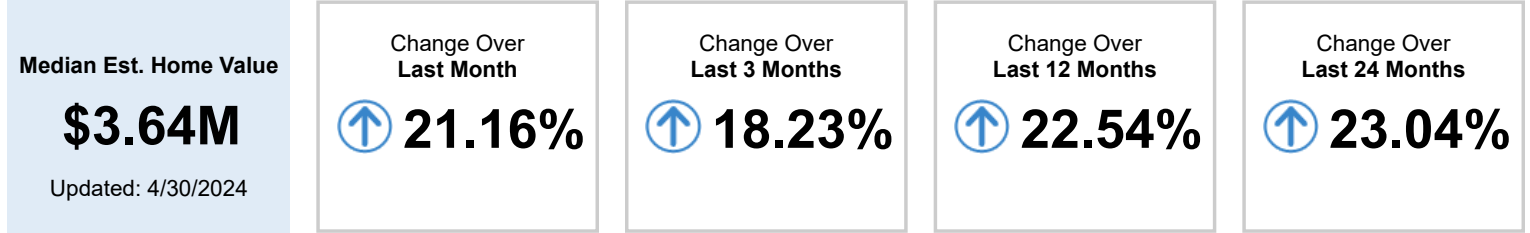
Agent: www.4SarasotaHomes.com

Michael Saunders & Company

61 S. Blvd of the Presidents
Sarasota, FL 34236

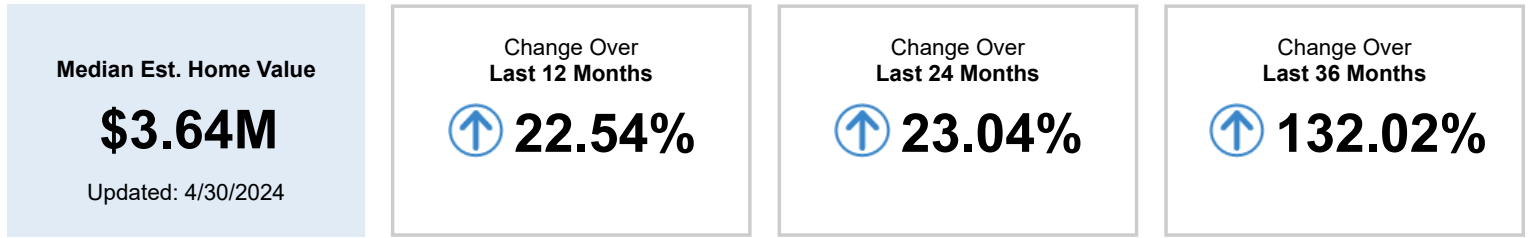
Saint Armands in Sarasota, FL

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 5/4/2024.

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

Median List Price

\$3.7M

Updated: 3/31/2024

Change Over
Last Month

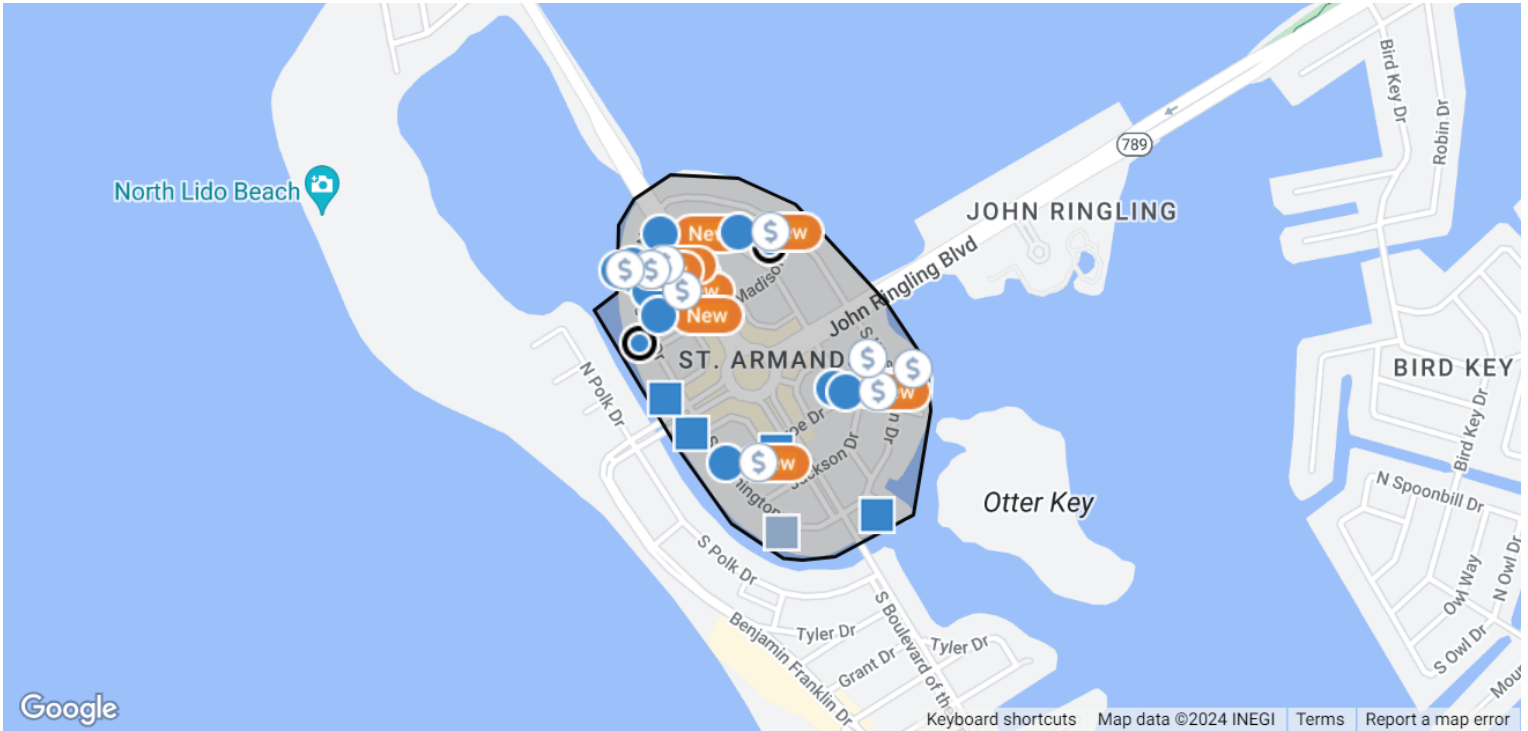
 **25.39%**

Change Over
Last 3 Months





 **43.09%**

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

Market Activity Summary Stats

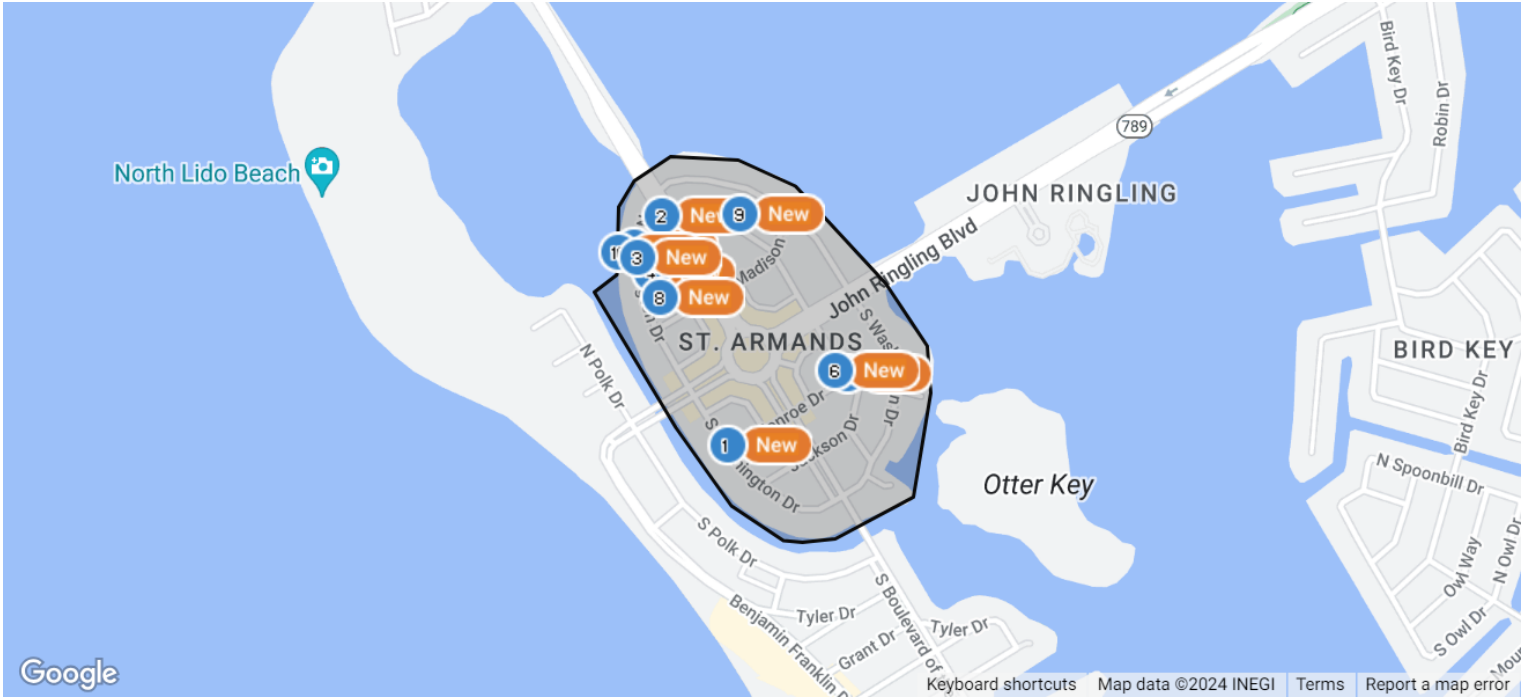


Search Criteria | **Location:** Saint Armands in Sarasota, FL; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Distressed, Pending, Closed, Price Change; **Property Types:** Single Family; **Maximum Properties per Change Type:** 10; **Sort Order:**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

| |  New Listings |  Pending |  Closed |  Price Changes |
|--------------------------------|---|--|---|--|
| Number of Properties | 10 | 2 | 7 | 9 |
| Low Price / Value | \$1,695,000 | \$2,500,000 | \$186,000 | \$2,300,000 |
| Median Price / Value | \$2,545,495 | \$2,700,000 | \$2,200,000 | \$3,595,000 |
| High Price / Value | \$5,195,000 | \$2,900,000 | \$7,200,000 | \$9,650,000 |
| Average Price / Sq. Ft. | \$1,176 | \$1,297 | \$981 | \$1,122 |

| | | | | |
|-------------------------------|--------------|-------------|--------------|--------------|
| Median Price / Sq. Ft. | \$1,125 | \$1,297 | \$1,042 | \$1,098 |
| Average Days in RPR | 68 | 83 | 94 | 89 |
| Median Days in RPR | 80 | 83 | 46 | 89 |
| Total Volume | \$30,924,990 | \$5,400,000 | \$20,986,000 | \$39,129,990 |

Saint Armands in Sarasota, FL



New Listings: 10

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



1 ● Active • New, Active: 3/30/2024 MLS ID: A4605456





328 Monroe Dr

Single Family 8/8 3,931 sq ft 14,875 2020 3/30/2024 \$5,195,000 \$1,322

Welcome to the epitome of relaxed coastal living at 328 Monroe Drive, Sarasota, Florida. This magnificent one-story single family home was built in 2020 on a sprawling double lot, 14,875 SqFt property. This rare 8 bedroom/ 8 bathroom home spans 3,931 SqFt, and is being offered fully furnished at an asking price of \$5,195,000. As you step inside, you will notice the impressive entryway and the brightness of natural light filling the open floor plan. The gourmet kitchen is a culinary enthusiast's dream with its spacious layout, natural light, premium appliances, and double ovens for epicurean delight. The primary bedroom ensures a pampered experience with its stunning ensuite and walk-in closets. Additional comforts are its romantic fireplace and high vaulted ceilings, which provide a beautiful touch to the interiors. Outside, the property offers a bespoke outdoor lifestyle with a large yard, custom luxury swimming pool including barstool and island seating, a large back patio and outdoor kitchen for entertaining, and a hot tub - turning weekends into a vacation. Additionally, the home is nestled in a highly popular neighborhood, within a very short stroll to world renowned shopping and dining at Saint Armands Circle, walking distance to Lido Key Beaches, adding to the convenience of luxury living. This single-story home is a blend of luxury, comfort, and compatibility with modern finishes, making it a truly unique property. Immerse yourself in the allure of Sarasota's spectacular landscapes right from the comfort of your home. Seize this fantastic opportunity to call this splendid home yours. Also, this home can be used as a high income producing weekly vacation rental.

Listing Courtesy of EXP REALTY LLC

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>2 ● Active • <i>New, Active: 4/19/2024</i> <i>MLS ID: A4607887</i> 244 N Adams Dr</p> <p>Single Family 3/2 1,472 sq ft 7,666 1952 4/19/2024 \$1,695,000 \$1,151</p> <p>Home Sweet Pool Home on St Armands available to you to enjoy and or enjoy the rental income of this 3-bedroom home on St Armands which sleeps 8! Well, maintained and fully registered as a vacation rental property the home is located steps to the excitement, entertainment, shopping, and dining of St Armands Circle. You are just a few steps farther to the sands of Lido Beach! Enjoy the year around Art and Culture in Sarasota, just over the Ringling Bridge! This home is a split plan for privacy. The open floor plan entices with open views to the pool deck, heated pool and privacy fencing and landscaping. The kitchen opens to the enclosed carport for storage and easy access to your vehicle, bikes, and Beach Toys. Come enjoy the Coastal Lifestyle or the income opportunities this home offers throughout the year! Be sure to view the video tour which includes the floor plan.</p> <p><i>Listing Courtesy of MICHAEL SAUNDERS & COMPANY</i></p> | | | | | | | | |
|  <p>3 ● Active • <i>New, Active: 3/27/2024</i> <i>MLS ID: A4603099</i> 335 Arthur Dr</p> <p>Single Family 2/2 1,445 sq ft 11,453 1951 3/27/2024 \$1,950,000 \$1,349</p> <p>IMPRESSIVE POTENTIAL - Home being "Sold As Is" - Build your dream home on this fantastic, over 1/4 acre corner lot on St. Armands. This ideal location is one block from the Circle, a five minute stroll to Lido Beach, and a short drive to Longboat Key. The property has a custom designed, \$100K pool that is 90% complete.</p> <p><i>Listing Courtesy of BECKMANN REAL ESTATE</i></p> | | | | | | | | |
|  <p>4 ● Active • <i>New, Active: 2/24/2024</i> <i>MLS ID: A4601025</i> 139 N Blvd Of The Presidents</p> <p>Single Family 4/3 1,740 sq ft 10,465 1952 2/24/2024 \$2,300,000 \$1,322</p> <p>Located just one block off the famous St. Armands Circle where you can find a mix of casual and fine dining, boutiques, entertainment, and shopping! Also close to one of Florida's most beautiful beaches, Lido Key beach, where you can enjoy all the beach has to offer including breathtaking sunsets. This 4 bedroom, 3 bath pool home is convenient to everything. What a great location. Build your dream home and take advantage of this ideal location. South Lido Key Park is where you can kayak the mangrove tunnels, enjoy bird watching, fishing, or a picnic. Take a quick drive over the Ringling Bridge into downtown Sarasota and enjoy the many live theatres, ballet, opera and more world class dining, shopping, and entertainment. Benefit from the St Armands lifestyle.</p> <p><i>Listing Courtesy of MICHAEL SAUNDERS & COMPANY</i></p> | | | | | | | | |
|  <p>5 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: A4596744</i> 225 N Blvd Of The Presidents</p> <p>Single Family 4/3 3,058 sq ft 13,465 1968 1/26/2024 \$2,496,000 \$816</p> <p>Rarely available on St. Armands...move in ready...tastefully updated 4BR, 3BA pool home. Convenient to Lido Beach, dining and shopping on St. Armands Circle and downtown Sarasota. Modern exterior features parapet facade, new roof and open courtyard entrance. Enter into a sunlit open split floor plan, featuring volume ceilings in oversized great room, sizeable eat-in kitchen, offering expansive view of outdoor living at its best including a saltwater pool, outdoor rain shower and oversized pool deck framed by lush landscaping and privacy fence. Entertaining is made easy by the pass-through window from the kitchen to the outside dining counter. Large master suite overlooking the pool with luxurious master bath showcasing a glass enclosed walk-in double shower with two oversized rain heads, two above counter sinks, bidet and beautiful cabinetry. Other features include ceramic tile throughout and attached two car garage with epoxy floor. Come enjoy the Florida lifestyle at its best!</p> <p><i>Listing Courtesy of COLDWELL BANKER REALTY</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. |
|--|------------------|----------------|----------------------------|-------------------------|-------------------|------------------|---------------------------|--------------------------|
|--|------------------|----------------|----------------------------|-------------------------|-------------------|------------------|---------------------------|--------------------------|



6 ● Active • *New, Active: 2/3/2024* *MLS ID: A4598208*

103 Fillmore Dr Single Family 3/3 2,908 sq ft 14,086 1951 2/3/2024 \$2,950,000 \$1,014

Discover the epitome of luxury living at 103 Fillmore Drive, a hidden gem nestled in the heart of Saint Armands Circle. Step inside the majestic entrance to a magical courtyard with zen rock garden, setting the tone for this inviting residence. This private oasis offers the perfect blend of elegance, old world charm and convenience, allowing you to walk to the circle and bike to the beach, all while enjoying the expansive living space, nearly 3000 sq ft, in the ideal location. This 3-bed, 3-bath residence is a rare find, with a bonus room/study that can easily convert to a spacious 4th bedroom. A side loading, 2-car garage and ample parking pad ensure convenience on this low-maintenance lot spanning nearly 15,000 sq ft. allowing you to focus on what matters most! Situated in the heart of Saint Armands Circle, this property allows you to immerse yourself in the vibrant atmosphere of one of Sarasota's most coveted neighborhoods. Embrace the ease of living just a short stroll away from the action where you can explore boutique shops, savor exquisite dining, and enjoy cultural events. For a beach day, hop on your bike or golf cart and reach the pristine shores of Lido Key in minutes where you can frolic in the gulf or join the evening celebration of watching sunset! Escape to your enormous backyard with tropical gardens and night lighting featuring a swimming pool that spans 29 x 17 feet! The large outdoor kitchen, bocci ball court and outdoor gas firepit set the stage for the ultimate in outdoor living and entertaining. This charming home was made with entertaining, relaxing and enjoyment in mind and an ideal balance of tranquility and social possibilities. There are two outdoor showers in addition to three full bathrooms. The open floorplan and carefully designed layout contribute to a sense of effortless luxury where guests can float from rock garden to living room and family room to pool area! 103 Fillmore Drive is more than a home; it's a sanctuary in the heart of Saint Armands Circle. Immerse yourself in the unparalleled charm of this property, where luxury meets convenience, and make it your own today. Flat roof is 2022 and most of the windows are impact glass! Calling all investors for a fantastic rental opportunity!!!

Listing Courtesy of SARASOTA TRUST REALTY COMPANY



7 ● Active • *New, Active: 2/5/2024* *MLS ID: A4598460*

113 Fillmore Dr Single Family 4/5 4,008 sq ft 11,173 2007 2/5/2024 \$4,399,000 \$1,098

\$200k Reduction, Motivated BRING US YOUR OFFER!! Discover the captivating allure of Saint Armands in Sarasota, Florida's most desired luxury island community! Step into a life of unparalleled sophistication and indulgence as you discover this idyllic paradise. Saint Armands is not just an address, it's a lifestyle! Home to the renowned Saint Armands Circle, you will be treated to an exquisite array of dining, shopping, and entertainment options. Indulge in world-class cuisine at award-winning restaurants, shop till you drop at chic boutiques, or enjoy a night out at the theater. This Mediterranean haven has it all! Nestled just one block away from all this excitement and within minutes to Lido Beach, this stunningly designed Mediterranean home is the epitome of luxury living. As you ascend the elegant entryway, prepare yourself for a breathtaking experience. Upon entering, you'll be greeted by an expansive open-concept living area that is perfect for entertaining guests. With multiple dining options, from casual to formal, and even a poolside setting, you'll find the ideal atmosphere for every occasion. This magnificent home boasts four bedrooms and four full baths, with a half bath conveniently located in the living area. The master suite is a true retreat, with updated flooring, featuring an oversized layout complete with a sizeable two-person shower and situated on the main floor for ultimate privacy. Two additional bedrooms and a bonus room, each with an en suite full bathroom, provide ample space for everyone to have their own private sanctuary. The kitchen is a chef's dream! Equipped with state-of-the-art appliances, including a six-burner gas range with double convection oven, sub-zero refrigerator and freezer, an additional convection oven, and a microwave, this gourmet space is sure to inspire culinary masterpieces. Granite countertops and a wine refrigerator in the dry bar add to the elegance of this stunning space. Step outside to your own tropical oasis, where you'll be treated to a screened-in pool and spa surrounded by lush landscaping and an impressive waterfall feature. Relax in your private heated spa or take a dip in the saltwater pool while enjoying the warm Florida sun. Equipped with a gas grill, gas fireplace, lounge and dining space, you'll experience the true essence of the Sunshine State in your very own backyard. Saint Armands continues to be one of Sarasota's most highly sought-after luxury areas, and it's easy to see why! With its prime location, nearby amenities, friendly neighbors, active community association, and proximity to Downtown Sarasota, this is more than just a place to live - it's a lifestyle. Come discover the magic of Saint Armands for yourself! The possibilities are endless with property wether it be your new home on a rental investment with no restrictions and can command \$10,000 per week on a short term rental or \$30,000 per month for longer, this is will always be a great investment for you.

Listing Courtesy of PREFERRED SHORE

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. |
|--|------------------|----------------|----------------------------|-------------------------|-------------------|------------------|---------------------------|--------------------------|
|--|------------------|----------------|----------------------------|-------------------------|-------------------|------------------|---------------------------|--------------------------|



8 ● Active • *New, Active: 3/26/2024* *MLS ID: A4604605*

345 Madison Dr Single Family 3/3 2,596 sq ft 10,532 1994 3/26/2024 \$4,995,000 \$1,924

Step into the epitome of luxury living on St. Armands Circle, the crown jewel of Suncoast Living, where every detail reflects the essence of Sarasota's vibrant lifestyle. Boasting 5 bedrooms, 3 and ½ baths, and over 4,600 sqft of finished living space including a first floor that is fully updated and finished non conforming space that encompasses a family room, game/ recreation room and other flex spaces. This remarkable, turn key fully furnished home offers an unparalleled experience just a stone's throw from Lido Beach and steps to St. Armands Circle. Meticulously renovated over the past two years, this home leaves no stone unturned, featuring a chef's kitchen equipped with top-of-the-line Wolf, Subzero, and Bosch appliances, complemented by new quartz countertops and exquisite craftsmanship. The interior dazzles with wood and marble flooring, remodeled bathrooms, and upgraded lighting and ceiling fans, all showcasing contemporary elegance. The property also benefits from an updated roofing system with skylights for enhanced natural lighting, while high-impact windows and doors provide safety and noise reduction. Stay comfortable year-round with updated A/C units (2022/2023) and enjoy outdoor living at its finest with a fully updated pool area, new travertine decking, and meticulously landscaped grounds complete with irrigation and modern fencing. The exterior boasts newly installed copper gutters, a striking front door, and a custom-crafted privacy wall adorned with bespoke ceramic artwork by a renowned Florida artist. Enhanced security features, including a complete surveillance system, alarm system, and new gate openers, ensure peace of mind. This isn't just a home, it's a lifestyle choice, offering unparalleled access to the best of Sarasota within minutes and your feet in the sand within steps. Welcome to the epitome of Florida living at 345 Madison Drive. Be sure to experience the 3D Matterport Virtual Tour Experience. *Seller Financing Options Available

Listing Courtesy of COMPASS FLORIDA LLC



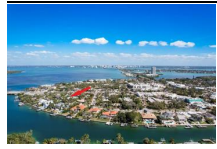
9 ● Active • *New, Active: 1/18/2024* *MLS ID: A4596252*

117 N Washington Dr Single Family 3/3 2,299 sq ft 18,877 1955 1/18/2024 \$2,350,000 \$1,022

Introducing a St Armands Coastal Retreat with Timeless Elegance. DOUBLE CORNER LOT, almost 1/2 acre, offers incredible investment potential. Step into your dream home located in one of the most desirable areas in Sarasota, around the corner from St. Armands Circle and close to Lido Beach and the Gulf of Mexico. This FURNISHED and stunning 3-bedroom, 3-bathroom residence offers the perfect location for coastal serenity. As you enter, be captivated by the open concept living and dining rooms adorned with a breathtaking vaulted ceiling, creating an inviting and spacious atmosphere. This home boasts not only a pool for leisurely dips but also sits on an extra-large corner lot, providing ample space for outdoor enjoyment. The glass-enclosed den and sunroom add a touch of sophistication, allowing you to bask in natural light while enjoying the lush surroundings. The oversized 2-car attached garage ensures convenience and security for your vehicles. Convenience meets leisure with this property's prime location – just a stroll away from the vibrant St. Armand's Circle and a short distance from the pristine shores of Lido Beach. Embrace the coastal lifestyle with the convenience of having everything at your fingertips. Key Features include 3 bedrooms, 3 full bathrooms, open concept living and dining rooms with stunning vaulted ceiling, pool on an extra-large corner lot, glass-enclosed den and sunroom, and an oversized 2-car attached garage. Recent updates to the home include: new roof 2022, new pool pump 2024, new AC and air handler 2022, new water heater 2023, new washing machine 2023 and refrigerator 2018. Immerse yourself in the charm of Lido Key, where luxury living meets coastal convenience. Don't miss the opportunity to make this residence your own private oasis within reach of Sarasota's finest offerings.

Listing Courtesy of FINE PROPERTIES

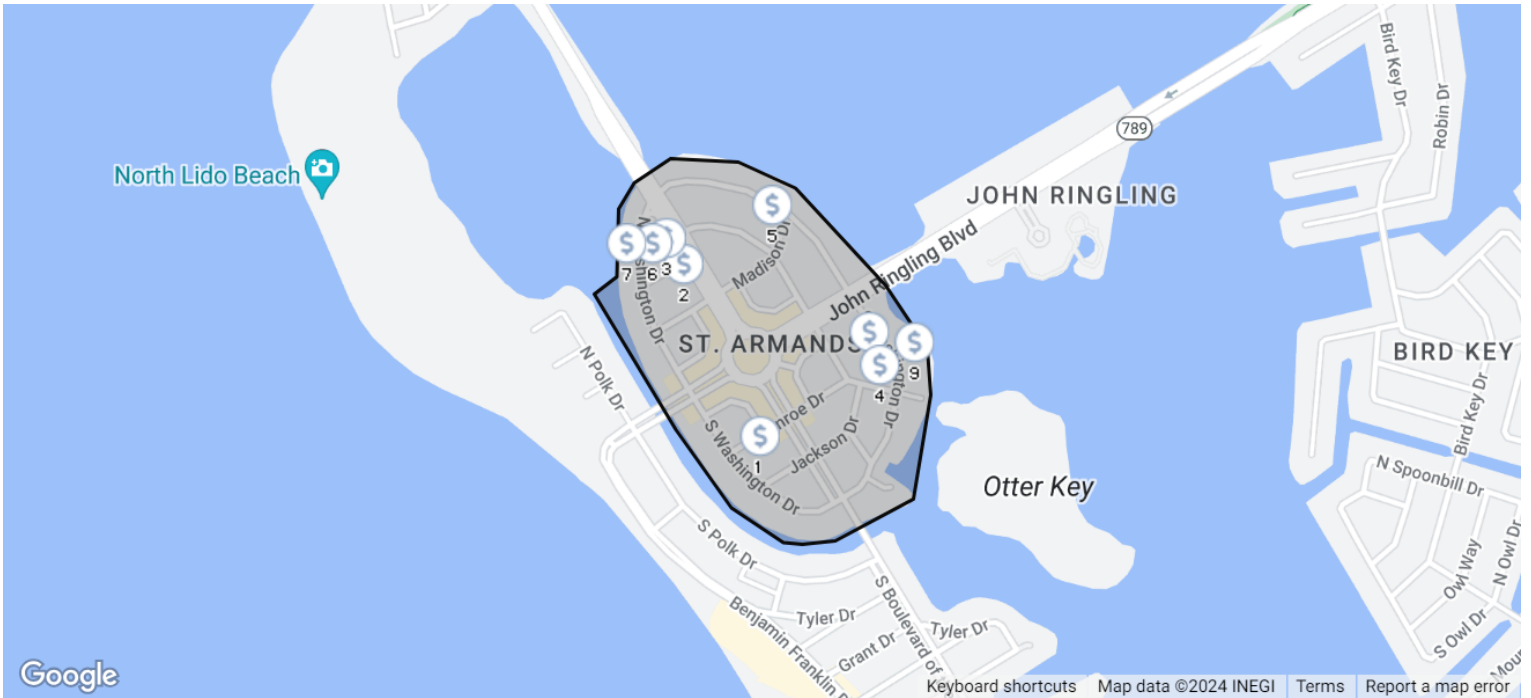
New Listings: 10 (cont.)



| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
| 10 ● Active • New, Active: 1/26/2024 <i>MLS ID: A4597324</i> | | | | | | | | |
| 355 N Washington Dr | Single Family | 4/4 | 3,501 sq ft | 5,781 | 1955 | 1/26/2024 | \$2,594,990 | \$741 |

Golden Opportunity! If you aspire to reside in St Armands Circle, this property presents an exceptional deal. Located on the highest elevated side of the island, this exquisite home is remodeled to perfection, featuring impact windows and doors, a pristine heated pool, and is conveniently located just steps away to the shops and restaurants and a short walk to beautiful Lido Beach. The first floor boasts exquisite Travertine tile throughout, comprising a spacious living room, an open-concept kitchen, and a dining room area. The 2-Tone remodeled kitchen showcases a sizable island and a walk-in pantry. Additionally, the first floor includes a bedroom and bathroom, making it an ideal space for guests, along with a charming Florida Room that overlooks the pool. Ascend to the second floor via a wide staircase to discover a generously sized primary bedroom flooded with natural light, featuring a large custom walk-in closet and an adjacent office space. A small step up leads to two spacious bedrooms, each equipped with remodeled ensuite bathrooms. The convenience of a second-floor laundry room adds to the overall functionality of the home. Embrace the island lifestyle by the screened heated pool, surrounded by ample privacy. The property boasts central air throughout, supplemented by two mini-split systems in the upstairs bedrooms, allowing for precise temperature control. Notable features include a recently installed vinyl fence, a seven-year-old central air system, and mini-split systems less than two years old. This meticulously maintained home, nestled in the heart of St Armands Circle, is a true gem offering both luxury and convenience. Room Feature: Linen Closet In Bath (Primary Bedroom).

Listing Courtesy of FINE PROPERTIES



Price Changes: 9

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



| | | | | | | | | |
|--|---------------|-----|-------------|-----------|-------------|-------------|-----------|--------|
| 1 ● Active • New, Active: 3/30/2024 <i>MLS ID: A4605456</i> | | | | | | | | |
| 328 Monroe Dr | Single Family | 8/8 | 3,931 sq ft | 3/30/2024 | \$5,495,000 | \$5,195,000 | 4/24/2024 | -5.46% |

Welcome to the epitome of relaxed coastal living at 328 Monroe Drive, Sarasota, Florida. This magnificent one-story single family home was built in 2020 on a sprawling double lot, 14,875 SqFt property. This rare 8 bedroom/ 8 bathroom home spans 3,931 SqFt, and is being offered fully furnished at an asking price of \$5,195,000. As you step inside, you will notice the impressive entryway and the brightness of natural light filling the open floor plan. The gourmet kitchen is a culinary enthusiast's dream with its spacious layout, natural light, premium appliances, and double ovens for epicurean delight. The primary bedroom ensures a pampered experience with its stunning ensuite and walk-in closets. Additional comforts are its romantic fireplace and high vaulted ceilings, which provide a beautiful touch to the interiors. Outside, the property offers a bespoke outdoor lifestyle with a large yard, custom luxury swimming pool including barstool and island seating, a large back patio and outdoor kitchen for entertaining, and a hot tub - turning weekends into a vacation. Additionally, the home is nestled in a highly popular neighborhood, within a very short stroll to world renowned shopping and dining at Saint Armands Circle, walking distance to Lido Key Beaches, adding to the convenience of luxury living. This single-story home is a blend of luxury, comfort, and compatibility with modern finishes, making it a truly unique property. Immerse yourself in the allure of Sarasota's spectacular landscapes right from the comfort of your home. Seize this fantastic opportunity to call this splendid home yours. Also, this home can be used as a high income producing weekly vacation rental.

Listing Courtesy of EXP REALTY LLC

Price Changes: 9 (cont.)

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



2 ● **Active** • *New, Active: 2/24/2024* *MLS ID: A4601025*

139 N Blvd Of The Presidents Single Family 4/3 1,740 sq ft 2/24/2024 \$2,650,000 \$2,300,000 4/12/2024 -13.21%

Located just one block off the famous St. Armands Circle where you can find a mix of casual and fine dining, boutiques, entertainment, and shopping! Also close to one of Florida's most beautiful beaches, Lido Key beach, where you can enjoy all the beach has to offer including breathtaking sunsets. This 4 bedroom, 3 bath home is convenient to everything. What a great location. Build your dream home and take advantage of this ideal location. South Lido Key Park is where you can kayak the mangrove tunnels, enjoy bird watching, fishing, or a picnic. Take a quick drive over the Ringling Bridge into downtown Sarasota and enjoy the many live theatres, ballet, opera and more world class dining, shopping, and entertainment. Benefit from the St Armands lifestyle.

Listing Courtesy of MICHAEL SAUNDERS & COMPANYY



3 ● **Active** • *New, Active: 1/26/2024* *MLS ID: A4596744*

225 N Blvd Of The Presidents Single Family 4/3 3,058 sq ft 1/26/2024 \$3,750,000 \$2,496,000 4/5/2024 -33.44%

Rarely available on St. Armands...move in ready...tastefully updated 4BR, 3BA pool home. Convenient to Lido Beach, dining and shopping on St. Armands Circle and downtown Sarasota. Modern exterior features parapet facade, new roof and open courtyard entrance. Enter into a sunlit open split floor plan, featuring volume ceilings in oversized great room, sizeable eat-in kitchen, offering expansive view of outdoor living at its best including a saltwater pool, outdoor rain shower and oversized pool deck framed by lush landscaping and privacy fence. Entertaining is made easy by the pass-through window from the kitchen to the outside dining counter. Large master suite overlooking the pool with luxurious master bath showcasing a glass enclosed walk-in double shower with two oversized rain heads, two above counter sinks, bidet and beautiful cabinetry. Other features include ceramic tile throughout and attached two car garage with epoxy floor. Come enjoy the Florida lifestyle at its best!

Listing Courtesy of COLDWELL BANKER REALTY




4 ● **Active** • *New, Active: 2/5/2024* *MLS ID: A4598460*

113 Fillmore Dr Single Family 4/5 4,008 sq ft 2/5/2024 \$4,599,000 \$4,399,000 4/19/2024 -4.35%


\$200k Reduction, Motivated BRING US YOUR OFFER!! Discover the captivating allure of Saint Armands in Sarasota, Florida's most desired luxury island community! Step into a life of unparalleled sophistication and indulgence as you discover this idyllic paradise. Saint Armands is not just an address, it's a lifestyle! Home to the renowned Saint Armands Circle, you will be treated to an exquisite array of dining, shopping, and entertainment options. Indulge in world-class cuisine at award-winning restaurants, shop till you drop at chic boutiques, or enjoy a night out at the theater. This Mediterranean haven has it all! Nestled just one block away from all this excitement and within minutes to Lido Beach, this stunningly designed Mediterranean home is the epitome of luxury living. As you ascend the elegant entryway, prepare yourself for a breathtaking experience. Upon entering, you'll be greeted by an expansive open-concept living area that is perfect for entertaining guests. With multiple dining options, from casual to formal, and even a poolside setting, you'll find the ideal atmosphere for every occasion. This magnificent home boasts four bedrooms and four full baths, with a half bath conveniently located in the living area. The master suite is a true retreat, with updated flooring, featuring an oversized layout complete with a sizeable two-person shower and situated on the main floor for ultimate privacy. Two additional bedrooms and a bonus room, each with an en suite full bathroom, provide ample space for everyone to have their own private sanctuary. The kitchen is a chef's dream! Equipped with state-of-the-art appliances, including a six-burner gas range with double convection oven, sub-zero refrigerator and freezer, an additional convection oven, and a microwave, this gourmet space is sure to inspire culinary masterpieces. Granite countertops and a wine refrigerator in the dry bar add to the elegance of this stunning space. Step outside to your own tropical oasis, where you'll be treated to a screened-in pool and spa surrounded by lush landscaping and an impressive waterfall feature. Relax in your private heated spa or take a dip in the saltwater pool while enjoying the warm Florida sun. Equipped with a gas grill, gas fireplace, lounge and dining space, you'll experience the true essence of the Sunshine State in your very own backyard. Saint Armands continues to be one of Sarasota's most highly sought-after luxury areas, and it's easy to see why! With its prime location, nearby amenities, friendly neighbors, active community association, and proximity to Downtown Sarasota, this is more than just a place to live - it's a lifestyle. Come discover the magic of Saint Armands for yourself! The possibilities are endless with property whether it be your new home on a rental investment with no restrictions and can command \$10,000 per week on a short term rental or \$30,000 per month for longer, this is will always be a great investment for you.

Listing Courtesy of PREFERRED SHORE

Price Changes: 9 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. List Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|---|--|---------|---------------------|-----------------|-------------|-------------|--------------|---------|
|  | 5 ● Active • <i>New, Active: 1/18/2024</i> <i>MLS ID: A4596252</i> | | | | | | | |
| 117 N Washington Dr | Single Family | 3/3 | 2,299 sq ft | 1/18/2024 | \$2,999,500 | \$2,350,000 | 4/1/2024 | -21.65% |
| <p>Introducing a St Armands Coastal Retreat with Timeless Elegance. DOUBLE CORNER LOT, almost 1/2 acre, offers incredible investment potential. Step into your dream home located in one of the most desirable areas in Sarasota, around the corner from St. Armands Circle and close to Lido Beach and the Gulf of Mexico. This FURNISHED and stunning 3-bedroom, 3-bathroom residence offers the perfect location for coastal serenity. As you enter, be captivated by the open concept living and dining rooms adorned with a breathtaking vaulted ceiling, creating an inviting and spacious atmosphere. This home boasts not only a pool for leisurely dips but also sits on an extra-large corner lot, providing ample space for outdoor enjoyment. The glass-enclosed den and sunroom add a touch of sophistication, allowing you to bask in natural light while enjoying the lush surroundings. The oversized 2-car attached garage ensures convenience and security for your vehicles. Convenience meets leisure with this property's prime location – just a stroll away from the vibrant St. Armand's Circle and a short distance from the pristine shores of Lido Beach. Embrace the coastal lifestyle with the convenience of having everything at your fingertips. Key Features include 3 bedrooms, 3 full bathrooms, open concept living and dining rooms with stunning vaulted ceiling, pool on an extra-large corner lot, glass-enclosed den and sunroom, and an oversized 2-car attached garage. Recent updates to the home include: new roof 2022, new pool pump 2024, new AC and air handler 2022, new water heater 2023, new washing machine 2023 and refrigerator 2018. Immerse yourself in the charm of Lido Key, where luxury living meets coastal convenience. Don't miss the opportunity to make this residence your own private oasis within reach of Sarasota's finest offerings.</p> | | | | | | | | |

Listing Courtesy of FINE PROPERTIES

| | | | | | | | | |
|---|--|-----|-------------|-----------|-------------|-------------|-----------|--------|
|  | 6 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: A4597324</i> | | | | | | | |
| 355 N Washington Dr | Single Family | 4/4 | 3,501 sq ft | 1/26/2024 | \$2,799,900 | \$2,594,990 | 3/28/2024 | -7.32% |
| <p>Golden Opportunity! If you aspire to reside in St Armands Circle, this property presents an exceptional deal. Located on the highest elevated side of the island, this exquisite home is remodeled to perfection, featuring impact windows and doors, a pristine heated pool, and is conveniently located just steps away to the shops and restaurants and a short walk to beautiful Lido Beach. The first floor boasts exquisite Travertine tile throughout, comprising a spacious living room, an open-concept kitchen, and a dining room area. The 2-Tone remodeled kitchen showcases a sizable island and a walk-in pantry. Additionally, the first floor includes a bedroom and bathroom, making it an ideal space for guests, along with a charming Florida Room that overlooks the pool. Ascend to the second floor via a wide staircase to discover a generously sized primary bedroom flooded with natural light, featuring a large custom walk-in closet and an adjacent office space. A small step up leads to two spacious bedrooms, each equipped with remodeled ensuite bathrooms. The convenience of a second-floor laundry room adds to the overall functionality of the home. Embrace the island lifestyle by the screened heated pool, surrounded by ample privacy. The property boasts central air throughout, supplemented by two mini-split systems in the upstairs bedrooms, allowing for precise temperature control. Notable features include a recently installed vinyl fence, a seven-year-old central air system, and mini-split systems less than two years old. This meticulously maintained home, nestled in the heart of St Armands Circle, is a true gem offering both luxury and convenience. Room Feature: Linen Closet In Bath (Primary Bedroom).</p> | | | | | | | | |

Listing Courtesy of FINE PROPERTIES

Price Changes: 9 (cont.)

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



7 ● **Active** • *New, Active: 2/9/2024* MLS ID: A4599067

360 N Washington Dr Single Family 4/5 3,951 sq ft 2/9/2024 \$7,499,000 \$6,550,000 4/30/2024 -12.66%

Extraordinary Gated Waterfront Compound with Modern home on St Armands' Key with 93' of frontage on Pansy Bayou, provide endless sunsets and panoramic views of the Bayou and treelined county park on North Lido Key beyond. This 3,951 sf home has 4 en suite bedrooms with 4½ Baths and was timelessly designed by a Prominent Modern Architect and features an open floor plan centered around a spacious great room with 17' ceiling and a wall of glass which illuminates the entire space. The large, well appointed kitchen features top of the line Thermador appliances, including a 99 bottle wine cooler as well as 6 burner professional gas cooktop and German SieMatic cabinets. The eat in kitchen easily accommodates a table for 4 and then a much larger dining space beyond with views of the Bayou. Just off the great room is the media room with surround system with blackout curtains while the entire home has hidden speakers throughout which can be easily controlled from your phone. Dual Master Suites with one on ground floor and the 2nd generous master suite is upstairs which has a glass office/den with spiral staircase to a 1,329 sf rooftop terrace above, that has panoramic views of Pansy Bayou to downtown. The terrace has built in furniture so perfect for entertaining large groups and there is a larger 2nd stairwell from the hallway to deck as well. The home was designed to accommodate an elevator so could easily be added if needed. Outside there is a heated, 53' lap pool, and large deck and dock with 2 newer boat lifts – 10,000 lb and 3,000 lb. Tons of expensive & permitted, upgrades have done recently and include a new Commercial Durolast PVC roof (2024), new 92' of seawall & 60 x 8' dock (2020) new 5 ton high efficiency 15.6 Seer AC (2023) and Motorized Hurricane Shutters (2016) and more. This impeccable location is extremely walkable, so automobiles are optional. It's only 2 blocks to St Armands' Cir or 4 blocks to the powder white sands of North Lido Beach, while Downtown Sarasota is just over the John Ringling Bridge so less than 3 miles away, while SRQ Airport is only a \$30 Uber ride away. Call now to schedule a showing of the extraordinary property before its sold.

Listing Courtesy of MICHAEL SAUNDERS & COMPANY



8 ● **Active** • *New, Active: 2/5/2024* MLS ID: A4597134

36 S Washington Dr Single Family 3/4 3,117 sq ft 2/5/2024 \$3,699,000 \$3,595,000 4/18/2024 -2.81%

Modern Mediterranean Masterpiece on St. Armand's Key, Sarasota. Exquisitely updated, well-maintained spectacular Mediterranean pool home with numerous upgrades. This gorgeous, 3-bedroom, 4-bathroom, 3,117 square foot home welcomes you with soaring ceilings, majestic columns, wide open spaces, and luxurious finishes with high-quality, old-world craftsmanship throughout. Savor opulent details such as coffered, beam and tray ceilings, crown molding, polished tile flooring, French doors, and a covered, tiled outdoor kitchen with seating, where you will want to spend all your time and entertain guests with al-fresco dining. The generous great room is full of natural lighting from the windows and doors while a posh, separate formal dining room features 2-sets of French doors that open out onto a paved courtyard. The recently renovated kitchen features solid wood cabinetry in a warm, inviting white color, granite countertops, breakfast bar with seating, and all high-end KitchenAid appliances. All the bedrooms are en-suite with renovated baths, and each one boasts French doors that open to the expansive outdoor oasis with heated pool, fountain, and large lounging area. The home is surrounded by meticulous, lush landscaping and sits on an attractive large double lot on 0.4159 acres. The backyard is fenced for privacy and enhanced with landscape lighting. The oversized 2-car garage is temperature-controlled with a paved circular driveway. Ideally located, St. Armands Circle and Lido Beach are a short walk/bike ride away, as are Downtown Sarasota and Marina Jacks.

Listing Courtesy of MICHAEL SAUNDERS & COMPANY

Price Changes: 9 (cont.)

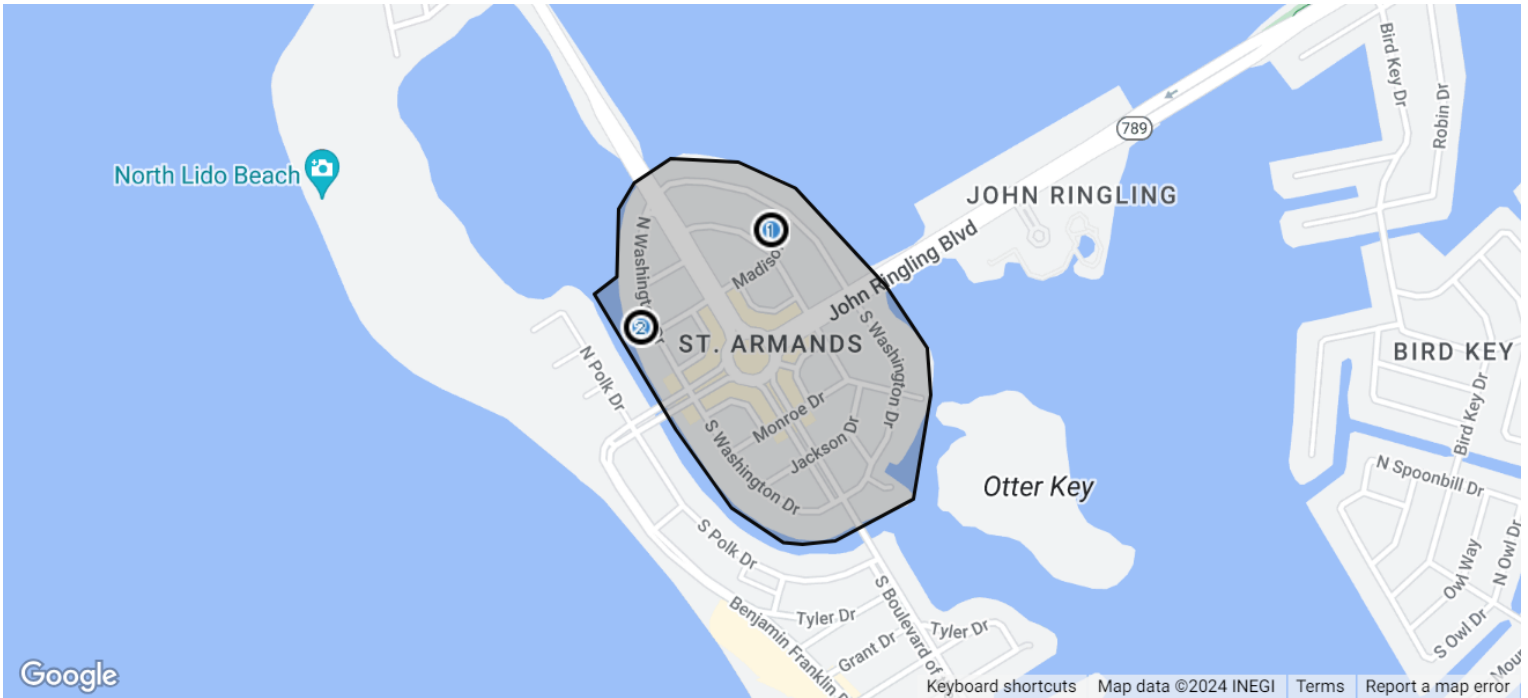
| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. List Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|--|-----------|---------|---------------------|-----------------|-------------|-----------|--------------|--------|
|--|-----------|---------|---------------------|-----------------|-------------|-----------|--------------|--------|




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|--|---------------|------|--------------|------------|-------------|-------------|----------|--------|
| 9 ● Active • <i>New, Active: 12/30/2023</i> <i>MLS ID: A4593810</i> | | | | | | | | |
| 61 S Washington Dr | Single Family | 7/11 | 10,000 sq ft | 12/30/2023 | \$9,980,000 | \$9,650,000 | 4/2/2024 | -3.31% |

Palm Beach International Design meets Mid-Century Mediterranean elegance and charm in one of Sarasota's most desirable and acclaimed communities of St. Armands Key. A boater's dream, situated on a private 28000 square foot lot with 172' of expansive Sarasota Bay views with private deep-water yacht dockage and easy accessibility to the Gulf of Mexico, all while being in the heart of world-class dining and shopping on St. Armand's Circle. This private gated estate, originating in the 1950s, was redesigned in 2009, taking the home from 7000 square feet to nearly 10,000 and representing the exquisite uniqueness of this Mediterranean revival. The entry iron gates welcome you home with marble pathways, sculpted fountains, and well-thought-out lush tropical landscaping for ultimate privacy. The stage is set from the moment you enter through the front doors of this estate, recognizing this home is truly one of a kind with a lavish light-filled raised Rotunda entrance with ebony and mahogany flooring, a 22-foot mahogany-clad domed ceiling and French doors overlooking the elegant and romantic central courtyard. Interior features comprise of marble, mahogany, and inlaid black granite flooring. A total of 7 bedrooms and 9 full baths with 2 master suites, one upstairs and one down as well as 4 suites where guests can enjoy a spa-like experience. An additional upstairs guest suite with kitchenette, bedroom, bath, and living room with separate entry is the perfect private getaway for additional visitors. The custom-crafted home theatre for 10 is perfect for intimate family gatherings. Imported and handcrafted leaded beveled glass doors adorn the wine room as well as the custom-built Hickory wood library/office with an intimate fireplace. An additional office with built in shelving and serene Bay views is a perfect complement for the working couple. Most of the ceilings throughout the home are custom coffered with hand-carved intricate molding. The heart of this home, the kitchen, with SieMatic cabinets, granite countertops, gas stove, and Subzero refrigerator is adjoined by a spacious breakfast area that opens out onto the central courtyard, an outdoor fireplace, and a built-in kitchen bringing the breathtaking outdoors in. The family room is flooded with rich natural light from its 2-story floor to ceiling windows with exquisite water views. French doors lead out onto the open and expansive pool/spa with additional dining and lounge space, making the multiple outdoor living spaces as inviting as the inside. The home is also equipped with an elevator discreetly hidden by the kitchen, leading just outside the upstairs master bedroom. The vision of the current owners was to create an architecturally unique estate combined with a livable private family retreat that was within minutes of the cultural hub, world-famous beaches, and exquisite dining experiences. It's now time for another family to make this distinct residence their own special home.

Listing Courtesy of COLDWELL BANKER REALTY



Pending: 2

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|--------------------|--------------|-------------------|
|  <p>1 Pending • Pending as of 4/3/2024 <i>MLS ID: A4592093</i></p> <p>517 Madison Dr</p> <p>Under contract-accepting backup offers. Welcome to your fully furnished dream home, where modern luxury meets natural serenity! Nestled just one block off the vibrant St. Armands Circle and a short bike ride to the pristine shores of Lido Beach, this impeccably remodeled mid-century modern residence is a coastal haven. Step into timeless elegance on the terrazzo floors that grace the home, featuring 2 living areas, a large dining room for entertaining and 4 bedrooms, with ensuite bathrooms, for the ultimate in comfort and privacy. Surrounded by lush foliage, the large travertine patio, adorned with a refreshing pool, offers a private oasis for you to unwind in the Florida sun. Privacy walls enhance the sense of tranquility, creating an intimate retreat amidst the greenery. As night falls, the enchanting outdoor lighting illuminates the landscape, setting a magical ambiance for evening relaxation. Proximity to St. Armands Circle means endless dining, shopping, and entertainment options, while a short bike ride takes you to the sandy shores of Lido Beach. Enjoy peace of mind with a brand-new roof installed in 2023 and relish the modern convenience of all-new appliances and Hurricane impact windows, doors and sliders. This mid-century modern gem, surrounded by lush foliage and privacy walls, is not just a home; it's a lifestyle waiting for you to call it your own.</p> <p><i>Listing Courtesy of COLDWELL BANKER REALTY</i></p> | Single Family | 4/3 | 1,951 sq ft | 5,825 | 12/14/2023 | \$2,500,000 | 4/3/2024 | \$1,281 |
|  <p>2 Pending • Pending as of 4/15/2024 <i>MLS ID: A4605205</i></p> <p>454 N Washington Dr</p> <p>Under contract-accepting backup offers. Expansive big water views of Pansy Bayou from almost every corner of this immaculately maintained recently renovated mid century beauty. Situated on a protected manatee refuge where only 30 lucky property owners are permitted easy access by boat or kayak to the bay. Steps to St. Armand's Circle and Lido Beach. This home exudes quiet sophistication with an open floor plan, and three bedrooms each with walk in closets and en suite bathrooms. newly renovated chef's kitchen with all newer top of line appliances. The master bedroom has great water views with an attached 2 desk home office. There is a laundry room right off the kitchen and an oversized 2 car garage. The screened patio, lanai area overlooks the private dock and boat lift and is surrounded by lush mature landscaping which includes a spectacular banyan tree providing serenity and shade. This charming historic neighborhood is one of the most coveted spots in Sarasota.</p> <p><i>Listing Courtesy of COLDWELL BANKER REALTY</i></p> | Single Family | 3/3 | 2,208 sq ft | 8,656 | 4/11/2024 | \$2,900,000 | 4/15/2024 | \$1,313 |



Closed: 7

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



1 Closed • Sold Date: 2/19/2024, MLS Listing A4598665: 2/14/2024 **MLS ID: A4598665**
551 S Washington Dr Single Family 9/9 4,544 sq ft 8,800 2024 2/19/2024 \$7,200,000 \$1,585

Under Construction. Welcome to this immaculate BRAND NEW 9-bedroom, 9-bathroom luxury home that epitomizes elegance and opulence. This stunning property will be ready for you to move in or capitalize on its incredible rental potential. Don't miss out on this fantastic opportunity to own a piece of paradise. As you step inside, you'll be greeted by the exceptional attention to detail that sets this coastal oasis apart. Custom cabinetry, top-tier appliances, and hurricane-impact doors and windows ensure a safe and stylish living experience. With over 4500 square feet of living space, this home is thoughtfully designed to enhance your lifestyle. This home is a true tropical paradise, surrounded by swaying palm trees and featuring a private pool and hot tub. You'll have countless opportunities for outdoor living and entertainment on the expansive patio spaces. The first floor offers garage space and easy access to the outdoor living area. On the main floor, a large great room design combines a living room, dining area, and a beautifully designed kitchen. The focus is on breathtaking views and an abundance of natural light. Both levels feature generous decks, providing the perfect vantage point to savor the sights and sounds of beach life. For the ultimate in panoramic views, head to the rooftop balcony/patio, where you can capture picturesque sunsets and revel in a 360-degree vista of the surroundings. This property is located in the heart of St Armands, renowned for its popular shopping and dining options, and steps to the nearby beaches. Whether you're seeking a prime investment property or your forever dream beach house, your search ends here with this remarkable offering. Don't let this opportunity slip through your fingers. Embrace the pinnacle of luxury and sophistication in this remarkable home!

Courtesy of RE/MAX ALLIANCE GROUP

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. |
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|



2 **Closed** • Sold Date: 4/23/2024, MLS Listing A4593225: 12/21/2023 MLS ID: A4593225

115 N Blvd Of The Presidents Single Family 3/2 2,072 sq ft 7,250 1953 4/23/2024 \$1,550,000 \$748

Indulge in the charm of Lido living with this 1950s era home, once owned by one of Sarasota's postmaster generals. Nestled just a block away from the renowned St Armands Circle, this property is a haven for those seeking a second home or an income-producing gem. Wake up to the aroma of freshly brewed coffee from nearby cafes and relish the convenience of Lido Beach just a stroll away. Boasting three bedrooms, two baths, and a private heated pool set amidst a tropical oasis, this residence offers both comfort and convenience. With upgraded hurricane-rated windows and doors, it ensures peace of mind. Revel in the excellent rental history and proximity to downtown Sarasota, making this home a captivating investment opportunity. Your coastal retreat awaits!

Courtesy of MICHAEL SAUNDERS & COMPANY



3 **Closed** • Sold Date: 1/9/2024, Public Record MLS ID: -

139 N Blvd Of The Presidents Single Family 3/3 1,740 sq ft 10,465 1952 1/9/2024 \$2,000,000 \$1,321

-



4 **Closed** • Sold Date: 3/14/2024, MLS Listing A4567323: 4/14/2023 MLS ID: A4567323

354 Monroe Dr Single Family 4/4 2,112 sq ft 10,412 1950 3/14/2024 \$2,200,000 \$1,042

OWNER WANTS IT SOLD! NEW ROOF 11/2023! A "One of A Kind Shangri-La" on St Armand's Key! Magnificent walled estate on the first layer of residential homes on S Blvd of the Presidents. Don't just live "on the Circle" - live "IN THE CIRCLE"! Very well kept home with more than ample parking - but you won't need a vehicle. Very private setting with a lap pool for relaxation, meditation or exercise. Short stroll to Lido Beach and even shorter to St Armand's Circle that's just outside your front main gate. Oversized master bedroom with TWO bathrooms and a private outdoor shower. Tons of privacy, loads of convenience, lots of upgrades and easy to maintain!

Courtesy of WAGNER REALTY





5 **Closed** • Sold Date: 4/8/2024, MLS Listing A4588980: 11/10/2023 MLS ID: A4588980

212 Tremont Ln Single Family 4/6 6,978 sq ft 31,898 1990 4/8/2024 \$5,100,000 \$731

With access to the Gulf of Mexico and the Intracoastal Waterway, boating and dock are conveniently right out your back door. Sited on .73 of an acre (31,898 SF) with 93' of waterfront, located on the corner of historic S Washington and Tremont, the location offers a deep water basin, Lido Key's 2.5 miles of white sandy beach on the Gulf of Mexico, and famous St Armands Circle for entertainment. The location and lot size are outstanding. Tremont Lane is a private road for this 5 home small community. The house is 6978 SF, 2 stories, built in 1990 with large rooms, high ceilings, swimming pool and patios. It needs TLC or a new start. Either way, the waterfront location is exciting offering beach, boating, and the shopping/ dining experiences of St. Armands Circle. Sold AS IS, cash only.

Courtesy of PREMIER SOTHEBYS INTL REALTY

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. |
|--|---------------|---------------|---|------------------|------------|-------------|--------------|-------------------|
|  | 6 | Closed | *Sold Date: 4/15/2024, MLS Listing A4601594: 2/29/2024 MLS ID: A4601594 | | | | | |
| 556 N Washington Dr | Single Family | 3/3 | 1,799 sq ft | 8,000 | 1950 | 4/15/2024 | \$2,750,000 | \$1,529 |
| <p>Welcome to 556 North Washington Drive, a captivating waterfront oasis nestled between the pristine sands of Lido Key and the enchanting allure of St. Armands Circle. This prime location offers a unique blend of serene waterfront living and convenient access to top-tier shopping and dining options. This meticulously updated residence boasts three bedrooms and three bathrooms, ensuring ample space for family, guests, or a home office. The property features a new dock and seawall, complemented by impact-resistant windows that enhance both safety and energy efficiency. The heart of the home is adorned with an updated kitchen and baths, marrying modern amenities with timeless charm. The two-car garage includes a loft, providing additional space for storage or potential expansion. The home's split living plan includes a separate entrance, offering flexibility for diverse living arrangements. Outdoor living is redefined here, with a private dock where you can enjoy watching manatees play, throw a line and catch dinner, or watch breathtaking sunsets. The property's location on a wide boating canal opens up endless possibilities for water activities right from your backyard. Whether it's fishing, kayaking through the tranquil lagoon, or cruising to the open bay, this home invites you to embrace the waterfront lifestyle. The tropical courtyard pool area offers privacy for swimming or alfresco dining. Just steps away from the vibrant scene of St. Armands, with easy access to downtown and Longboat Key, for easy access to theater, 5-star dining, and all of the cultural activities Sarasota has to offer. Available furnished and move in finished, a beachside alternative to condo living, this residence is more than just a home—it's an exquisite retreat in a coveted locale.</p> <p style="text-align: center;"><i>Courtesy of MICHAEL SAUNDERS & COMPANY</i></p> | | | | | | | | |
|  | 7 | Closed | *Sold Date: 1/31/2024, Public Record MLS ID: - | | | | | |
| 353 S Washington Dr | Single Family | 5/5 | 2,292 sq ft | 8,081 | 2008 | 1/31/2024 | \$186,000 | \$2,248 |
| - | | | | | | | | |

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