



**A4167142 360 GULF OF MEXICO DR, #322, LONGBOAT KEY, FL 34228**



**County:** Sarasota  
**Status:** Pending  
**Subdiv:** TANGERINE BAY CLUB  
**Backups Requested:** No  
**Beds:** 2  
**List Price:** \$1,095,000  
**Baths:** 2/1  
**Year Built:** 1992  
**Pool:** Community  
**Special Sale:** None  
**Style:** Condo  
**ADOM:** 140  
**Location:** Flood Zone, Street Paved, Street Private  
**CDOM:** 140  
**Total Acreage:**  
**Pets:** Yes  
**Minimum Lease:** 3 Months  
**#Times per Yr:** 2  
**Garage/Carport:** 2 Car Garage, Attached, Covered Parking, Door Opener, Guest Parking  
**LP/SqFt:** \$487.53  
**SqFt Heated:** 2,246  
**Total SqFt:** 2,584

1 / 25

Perfection - a total remake of this showcase 2 BR/2.5BA plus den. Enter through Mahogany doors and instantly be wowed by 9ft. ceilings in an open floor plan, where walls have been removed to create incredible openness in this Bayfront beauty and extended breakfast area adding 4' x 9', 36 s.f. overall. Contemporary ceramic tile flooring and a neutral color palette allow for unlimited design opportunities. Upgrades - Impact windows and doors, AC, plumbing and electrical. Remodeled kitchen features a Sub-Zero refrigerator, Bosch appliances, Wolf 5-burner stove, walk-in pantry and a granite-surfaced island with wine cooler. A casual dining and gathering room highlight a gas fireplace, customized built-in with flat screen and skylight. Open outdoor patio with wood-grain porcelain tile overlooks the resort-style pool, pond & fountain and views of the Bay. Master suite is accompanied by a large fitted walk-in closet and a luxurious en-suite bath with steam shower, granite, dual sinks and extra storage. Complete privacy is enjoyed in the guest suite with bath and specialized built-in providing closet space and flat screen. Within the residence is a new water filtration system. Additional features are a gated front patio with outlet for a gas grill as well as a 2-car garage with built-ins providing extra storage. A pet-friendly community, amenities include 24-hour guard at the gate, resort-style pool, exercise facility & clubhouse, tennis courts & private dock right on Sarasota Bay...Florida living at its best!

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 22-36-17	<b>Zoning:</b>	<b>Section #:</b>
<b>Subdivision #:</b>	<b>Future Land Use:</b>	<b>Block/Parcel:</b>
<b>Tax ID:</b> 0012051050	<b>Zoning Comp:</b>	<b>Front Exp:</b>
<b>Taxes:</b> \$9,737	<b>Tax Year:</b> 2016	<b>Lot #:</b> 0
<b>Homestead:</b> No	<b>Annual CDD Fee:</b>	<b>Other Exempt:</b>
<b>CDD:</b> No	<b>Complex/Comm Name:</b>	<b>Mill Rate:</b> 14.6090
<b>Legal Desc:</b> UNIT 322 BLDG 3 TANGERINE BAY CLUB PHASE 1	<b>Floor #:</b> 3	<b>Flood Zone:</b> A13
<b>Ownership:</b> Condominium	<b>Lot Size Acres:</b>	<b>Lot Size SqFt:</b>
<b>Book/Page:</b> 29-31	<b>Waterfront Ft:</b> 0	
<b>Lot Dim:</b>	<b>Water Name:</b> SARASOTA BAY	
<b>Water Front:</b>	<b>Water Extras:</b> Dock - Open, Dock - Wood, Fishing Pier	
<b>Water Access:</b> Bay/Harbor, Intracoastal Waterway		
<b>Water View:</b> Bay/Harbor - Partial		

**Interior Information**

**A/C:** Central, Zoned/Multiple  
**Heat/Fuel:** Central, Fuel - Gas Natural, Zoned/Multiple  
**Fireplace:** Yes-Living Room  
**Utilities Data:** Cable Available, Electric, Gas, Public Utilities  
**Interior Layout:** Breakfast Room Separate, Eating Space In Kitchen, Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floor Plan, Volume Ceilings  
**Interior Features:** BuiltInFeatures, Inside Utility, Solid Stone Counters, Solid Wood Cabinets, Unfurnished, Walk In Closet, Washer/Dryer Hookup  
**Master Bath:** Dual Sinks, Shower No Tub  
**Appliances Included:** Built In Oven, Cook Top Only, Dishwasher, Disposal, Dryer, Gas Appliances, Hot Water Gas, Microwave, Refrigerator, Washer, Water Filter Owned, Wine/Bar Refrigerator  
**Kitchen Feat:** Breakfast Bar, Pantry  
**Floor Covering:** Ceramic Tile  
**Security Sys:** Security System Leased  
**SqFt Source:** Owner Provided  
**Additional Rms:** Bonus Room, Den/Library/Office, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
2nd Bedroom	11x12	1st	Ceramic Tile	Master Bedroom	17x14	1st	Ceramic Tile
Bonus Room	10x10	1st	Ceramic Tile	Dining Room	11x12	1st	Ceramic Tile
Kitchen	15x11	1st	Ceramic Tile	Living Room	19x17	1st	Ceramic Tile
Study/Den	13x12	1st	Ceramic Tile	Inside Utility	8x7	1st	Ceramic Tile

**Exterior Information**

**Exterior Construction:** Block, Stucco  
**Roof:** Other  
**Exterior Features:** Balcony/Sun Deck, Mature Landscaping, Outdoor Lights, Patio/Porch/Deck Covered, Sliding Doors, Trees/Landscaped  
**Pool:** In Ground  
**Description:** 2nd Floor Multi-Story, Mid Rise  
**Garage Dim:**  
**Pool Dim:**

<b>Community Information</b>
------------------------------

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Community Hot Tub/Spa, Dock, Elevators, Fees Required, Fishing Pier, Fitness, Gated Community, Recreation Building, Special Community Restrictions, Tennis Courts, Water Access, Waterfront Complex

**Maintenance Includes:** Building Exterior, Community Pool, Ground Maintenance, Insurance Building, Manager, Pest Control, Private Road, Recreational Facilities, Tennis Courts, Trash Removal, Water/Sewer

**HOA Comm/Assn:** None

**Condo Fees:** \$4,550.00 / Quarterly

**Pet Size:** Small (16-35 Lbs.)

**Max Pet Weight:** 22

**Elementary School:** Southside Elementary

**Other Fees:**

**Number of Pets:** 2

**Pet Restrictions:** No higher than 16" tall and must be 22 pounds or under.

**Middle School:** Booker Middle

**Housing for Older Per:** N/A

**High School:** Booker High

<b>Map and Directions</b>
---------------------------

**Directions:** Longboat Key South on Gulf of Mexico Drive to Tangerine Bay Club, through guard gate to Building 3.



Copyright - 2016 - MFRMLS, Inc. Information deemed reliable but not guaranteed. Parties are advised to verify. [Digital Millennium Copyright Act Take-Down Notice](#)