



Ronald L. Beahm, GRI, SFR, CDPE, Realtor Associate
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A4210091 6015 W PEPPERTREE WAY, #237, SARASOTA, FL 34242



County: Sarasota
 Status: Sold
 Backups Requested: Yes
 List Price: \$499,999
 Year Built: 1974
 Special Sale: None
 ADOM: 87
 CDOM: 87

Subdiv: PEPPERTREE BAY IV
 Beds: 2
 Baths: 2/1
 Pool: Community
 Property Style: Condominium
 Lot Features: Zero Lot Line
 Total Acreage: Up to 10,889 Sq. Ft.
 Minimum Lease Period: 1 Month
 Garage: No Atch: Spcs:
 Garage/Parking Feat: Assigned Parking, Guest Parking, None
 New Construction: No
 LP/SqFt: \$348.67
 Sold Date: 06/15/2018
 Sold Price: \$500,000
 SP/SqFt: \$348.68

Pets: No
 Max Times per Yr: 4
 Carport: No Spcs:
 Proj Comp Date:
 SqFt Heated: 1,434
 SqFt Total: 1,566

SIESTA KEY'S WHITE SAND BEACHFRONT COMPLEX! Gorgeous...Rarely available unit in Peppertree on the West side (Beach side). YES, JUST STEPS to Peppertree's PRIVATE SIESTA KEY BEACH access! This unit is exceptionally spacious with over 1430 square feet of living space and a new roof in 2017. The kitchen has wood cabinets, Granite counters, and Stainless appliances. Great Room/Dining Combination leads to the air-conditioned patio (patio #1) with storage area as well as access to the back yard garden and pond. This unit also has an additional room (large) which can be used as an office/study/den/game room/TV room, or with an armoire, could be a 3rd bedroom for guests (has access to a half bath). Two larger bedrooms are both En-Suite and roomy. The Master Bedroom has great space with TWO walk-in closets (one with built-ins), sliding glass doors to its private air-conditioned patio (patio #2) which also overlooks the pond with fountain. This unit has a washer/dryer and plenty of closet space and storage inside as well. THIS IS AN INCREDIBLE LOCATION within a complex that has it all. Two Tennis courts, Game room, Fitness center, Activity room, Entertaining Kitchen, TWO pools, Barbeque, Outdoor Gathering areas, Fishing pier (Bayside) to the Beach (Gulfside), lush tropical gardens, private beach chairs alongside Peppertree's Beach Tiki Hut. WHAT ELSE is there?? Can you imagine owning this impeccable place and actually owning your own slice of paradise on Siesta Key?! LOCATION....LIFESTYLE...ISLAND CHARM....PARADISE...

Land, Site, and Tax Information

SE/TP/RG: 18-37-18
 Subdivision #: [0106034147](#)
 Tax ID: [0106034147](#)
 Taxes: \$4,630
 Homestead: No CDD: No
 Legal Desc: UNIT 237 BLDG D-E PEPPERTREE BAY UNIT 4
 Ownership: Condominium
 SW Subd Condo#:
 Flood Zone: AE
 Floors in Unit/Home: Two
 Book/Page: 8-19
 Total # of Floors: 2
 Land Lease Fee:
 Lot Dimensions:
 Water Frontage: Yes-Gulf/Ocean, Intracoastal Waterway
 Water Access: Yes-Beach - Access Deeded, Beach - Private, Beach - Public, Intracoastal Waterway

Zoning: RMF3
 Future Land Use:
 Zoning Comp:
 Tax Year: 2017
 Annual CDD Fee:
 Complex/Comm Name:
 SW Subd Name: Peppertree Bay
 Flood Zone Date: 11/04/2016
 Floor #:
 Census Block:
 Bldg Name/#: D
 Total Units:
 Lot Size Acres: 0.00
 Waterfront Ft: 400
 Water Name: GULF OF MEXICO
 Water Extras: Yes-Dock - Wood, Fishing Pier

Block/Parcel: DE
 Front Exposure:
 Lot #: 237
 Other Exemptions:
 Mill Rate:
 Flood Zone Panel: 12115C0143F
 Planned Unit Dev:
 Census Tract: 19.05
 Fannie Mae Sec:
 Lot Size SqFt: 0

Interior Information

A/C: Central Air
 Heat/Fuel: Central, Electric
 SqFt Heated Source: Appraisal
 Fireplace: No
 Utilities: Cable Connected, Public
 Water:
 Sewer:
 Additional Rooms: Inside Utility
 Interior Feat: Built in Features, Ceiling Fans(s), Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments
 Appliances Incl: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
 Accessibility Features:
 Laundry Features:

Room Type	Level	Dimen	Flooring	Features
Bedroom 2	Second	11x14	Carpet	
Study/Den	First	12x13	Ceramic Tile	
Great Room	First	12x24	Ceramic Tile	
Kitchen	First	9x14	Ceramic Tile	
Master Bedroom	Second	12x16	Carpet	

Flooring Covering: Carpet, Ceramic Tile
 Security Feat:
 SqFt Total Source: Appraisal
 Window Features: Blinds, Window Treatments

Exterior Information

Ext Construction: Other, Siding
 Roof: Shingle
 Property Description:
 Ext Features: Balcony, Irrigation System, Outdoor Grill, Sliding Doors, Tennis Court(s)
 Pool: Community
 Garage Dim:
 Architectural Style:
 Pool Dimensions:
 Spa:

Pool Features: Heated, In Ground
Patio And Porch Features: Covered, Deck, Patio, Porch
Foundation: Slab
Garage/Parking Features: Assigned Parking, Guest Parking, None

Community Information

Community Features: Buyer Approval Required, Deed Restrictions, Pool
Fee Includes: Community Pool, Escrow Reserves Fund, Maintenance Grounds, Manager, Other, Building Elevator Y/N: No
Private Road, Recreational Facilities, Sewer, Trash, Water
HOA / Comm Assn: Required HOA Fee: \$536 HOA Pmt Sched: Monthly Mo Maint\$(add HOA): \$0
Condo Fee: Other Fee: Housing for Older Per: No
Elementary School: Phillippi Shores Elementary Middle School: Brookside Middle High School: Sarasota High
Association Approval Required: Yes Years of Ownership Prior to Leasing Required: No
Lease Restrictions: Yes
Approval Process: Application to Association.
Additional Lease Restrictions: See HOA Docs.

Realtor Information

List Agent: [Donna Lagarce, LLC](#) List Agent ID: 281523340 List Agent Direct: 941-201-1199
List Agent E-mail: donna.lagarce@gmail.com List Agent Fax: 941-296-8282 List Agent Cell: 413-329-5577
Sales Team: Call Center #:
List Office: [PalmerHouse Properties](#) List Office ID: 281523908
Original Price: \$595,000 List Office Fax: 941-296-8282 List Office Phone: 941-201-1199
List Date: 02/10/2018 LP/SqFt: \$349
Previous Price: \$549,000 Price Change: 05/04/2018 Expiration Date:
Representation: Listing Service Type: Full Service
Owner: ON FILE Owner Phone: Listing Type: Exclusive Right To Sell
Financing Avail: Cash, Conventional Association/Manager Name:
Association/Manager Phone:
Contract Status: Financing Contract: 05/08/2018 Days to Cont: 87 Exp Clsg Date: 06/15/2018
Selling Agent: [Ron Beahm](#) Sell Office: [RE/MAX ALLIANCE GROUP](#)
Sold Date: 06/15/2018 SP/SqFt: \$349 Sold Price: \$500,000 Days to Closed: 125
Terms: Conventional Seller Credit: \$0 SP/LP Ratio: 100
Sold Remarks:
Single Agent: 3% Non-Rep: 3% Trans Broker: 3%
Realtor Info: Assoc approval required, No Sign
Confidential Info:
Showing Instructions: Appointment Only, Occupied, Use ShowingTime Button
Driving Directions: Stickney Point Rd, turn right onto Midnight Pass Rd., W Peppertree is on the left. Go almost to end of complex and make the last right hand turn. Unit 6015 is on the right.
Realtor Remarks: