

\$835,000 - 7165 Longboat Drive N, LONGBOAT KEY

MLS® #A4588821

\$835,000

2 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.13 Acres

LONGBEACH ON LONGBOAT KEY,
LONGBOAT KEY, FL

PRICE ADJUSTMENT to reflect the minor damage from the recent storms. Dakin HVAC system installed 2/18/25. This is a RARE OFFERING of a preferred CANAL home located in LONG BEACH VILLAGE on LONGBOAT KEY, 4 blocks to the SOFT SAND BEACHES of the AQUA WATERS of the GULF. There is a canal on Longboat Dr. It is a saltwater canal with no bridges to Sarasota Bay. This home is located 4 blocks from the soft sand beaches of the Gulf. The canal connects to Longboat Pass for quick access to the Gulf of Mexico and Sarasota Bay. This canal's location with beautiful VEGETATION across the canal makes it one of the MOST PICTURESQUE and SECLUDED expanses of land and water in all of Longboat. It is a fishers dream home with the waters teeming with fish/wildlife and a 4 year, all aluminum, elevator style 7,000 POUND BOAT LIFT with platform, ramp and ladder. This canal has DIRECT ACCESS to LONGBOAT PASS, BEER CAN AND JEWFISH ISLANDS. Only 5 properties to open waterway. NO BRIDGES TO GO UNDER! This STURDY (METAL ROOF, CONCRETE BLOCK CONSTRUCTION and HURRICANE WINDOWS/DOORS) ISLAND HOME offers you the opportunity to do minor remodeling to this light and bright 2bdm/2 bth canal front sanctuary. Water heater, lower cabinets, doors and appliances are needed. You will be impressed with the view from the WALL OF



WINDOWS of the mangrove lined waterway where you can WATCH DAILY VOGAGES of MANATEES and DOLPHINS. The dramatic style of the high ceiling in the dining area (popcorn ceilings removed throughout) of the open floor plan of the kitchen/living room/dining room, brings everyday spacious living that is perfect for entertaining friends and family. It will be a fun afternoon to be on the REBUILT COMPOSIT DECKING for your friend's luncheon. Or be cozy sitting around the wood burning fireplace for after dinner drinks. Some of the highly skilled construction of this home are fiber cement panel walls (AKA HARDIE BOARD) a few feet up from the PVC baseboards. The bedroom wains coating is vinyl and behind is CEMENT BOARD and then CONCRETE BLOCK wall behind. All windows, the entry door and back slider were installed 10/21. They are PGT impact low E with argon gas filled. All furniture and appliances have been removed. Outside you'll have a carport (could be converted to a garage), storage and washer/dryer closets. Your lifestyle doesn't end at boating. Take a stroll 4 blocks to the soft sand beach to play in the inviting and calm aqua waters of the Gulf of Mexico. Stay for the spectacular GREEN FLASH SUNSET! On the way back home stop in to socialize with the neighbors at one of the Village's favorite dining/drinking establishments on the BAYSIDE. You'll be convenient to the arts and entertainment districts of Sarasota/Bradenton, the world renown Ringling Museum and St. Armand's circle, many tennis/pickle ball courts and golf courses/clubs and places of worship. Nearby is SRQ airport and I-75 for trips to Orlando's amusement parks, Tampa, Naples or Miami's night life! Make an appointment to see this great value that has been price adjusted to reflect the minor damage from the recent storms. This is a great opportunity to live a new lifestyle! Or make money as an

investment property for vacationers/snowbirds!
Quick closing possible.

Built in 1964

Essential Information

MLS® #	A4588821
Price	\$835,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	11,430.00
Minimum Lease	No Minimum

Community Information

Address	7165 Longboat Drive N
Area	Longboat Key
Subdivision	LONGBEACH ON LONGBOAT KEY
City	LONGBOAT KEY
County	Manatee
State	FL
Zip Code	34228-1047

Amenities

Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)
Appliances	None
Heating	Electric

Cooling	Central Air
Fireplace	Yes
# of Stories	1

Exterior

Exterior Features	Sidewalk, Sliding Doors, Storage
Roof	Metal
Foundation	Slab

Additional Information

Date Listed	November 10th, 2023
Days on Market	668
Zoning	R6SF

Listing Details

Listing Office	COLDWELL BANKER REALTY
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