

\$399,000 - 4540 Gulf Of Mexico Drive 304, LONGBOAT KEY

MLS® #A4630636

\$399,000

2 Bedroom, 2.00 Bathroom, 1,312 sqft
Residential on 26.67 Acres

WINDWARD BAY AMD, LONGBOAT KEY, FL

OUTSTANDING PRICE IMPROVEMENT OFFERED BY MOTIVATED SELLERS! This private bayfront condo has gorgeous views of a protected mangrove preserve and Sarasota Bay. The spacious two bed two bath home boasts a flow through open floor plan with abundant light supplied by floor to ceiling windows with peaceful water views from both the living room and expansive Florida Room. Watch the sunrise as pelicans feed and Ospreys soar over sparkling waters of the nature preserve right outside your window. With potential for your personal touches and creativity this condo offers the very best of Coastal Living in the perfect location. Walk across the street and enjoy deeded access to the stunning beaches of the Gulf of Mexico where nightly sunsets on the water are magical. Relax with a cocktail on your private lanai or engage with the neighbors at one of the many fire pits located throughout this low density 26 acre paradise. The active, amenity rich community of Windward Bay includes two marinas with 28 boat slips, 2 Kayak launches and decks, a fishing pier, two fish cleaning stations and three beach access points, two heated pools making it perfect for water enthusiasts. Tennis and pickleball courts, shuffleboard courts, walking trails, state of the art Fitness Center, saunas and a dog friendly atmosphere all enhance this lively environment. The current library and



Community Gathering Space with a catering kitchen enhance the neighborhood feel. Conveniently located mid Island directly across from the Zota Beach Resort, WWB is just a short drive to Downtown Sarasota, St. Armond's Circle, shopping destinations, championship golf courses, nationally celebrated ballet, opera, theater and countless renowned restaurants. This home provides a dynamic lifestyle in a tranquil location with amazing water views. One or more of the photos have been virtually staged. Imagine the possibilities! YOU HAVE TO SEE IT TO BELIEVE THE VALUE! Book your showing today.

Built in 1975

Essential Information

MLS® #	A4630636
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,312
Acres	26.67
Year Built	1975
Type	Residential
Sub-Type	Condominium
Status	Sold
Property Taxes	2,218.00
Pet Size Limit	Large (61-100 Lbs.)
Minimum Lease	1 Month

Community Information

Address	4540 Gulf Of Mexico Drive 304
Area	Longboat Key
Subdivision	WINDWARD BAY AMD
City	LONGBOAT KEY
County	Manatee

State	FL
Zip Code	34228-2261

Amenities

Amenities	Cable TV, Clubhouse, Elevator(s), Fitness Center, Laundry, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Shuffleboard Court, Storage, Tennis Court(s), Trail(s), Vehicle Restrictions, Wheelchair Access
Parking	Assigned, Covered, Ground Level, Guest, Under Building
# of Garages	1
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Bay/Harbor Front, Waterfront, Bay/Harbor

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Solid Surface Counters
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Garden, Irrigation System, Lighting, Outdoor Grill, Outdoor Shower, Private Mailbox, Sauna, Sidewalk, Storage, Tennis Court(s)
Roof	Membrane, Shingle
Foundation	Slab, Stilt/On Piling

School Information

Elementary	Anna Maria Elementary
Middle	Martha B. King Middle
High	Bayshore High

Additional Information

Date Listed	December 30th, 2024
Days on Market	225
Zoning	R4MX

Listing Details

Listing Office

COLDWELL BANKER REALTY

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