

DOWNTOWN SARASOTA WATERFRONT CONDO

888 BOULEVARD OF THE ARTS #702



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Downtown Sarasota waterfront condo with forever front row views of sunsets, wildlife and the colorful evening lights of Ringling Bridge and the keys. Condo on the Bay is Sarasota's iconic bayfront condominium located at the end of Boulevard of the Arts where downtown meets Sarasota Bay. Live at the center of city life in walking distance to the Van Wezel Performing Arts Center, the new Bayfront Park, Sunset Pier and Quay shopping district. Boat slips and kayak storage are available for convenient access to water fun activities.

This move-in ready, two-bedroom, two bath condo features a large bayfront balcony with new tile and impact sliding glass doors. The spacious kitchen has granite countertops, eat-in area, laundry closet, and new stove, microwave, dishwasher and disposal. Newer appliances include refrigerator/freezer, washer, dryer, water heater and A/C system. The large bedroom suites have walk-in closets and private baths. The 7th floor features a Sky Lobby, only one of five in the building — a spacious, open balcony ideal for social gatherings. Your residence includes an assigned parking space in the secured garage and a storage bin in the storage room.

Condo on the Bay offers 24-hour security gatehouse, night security, concierge service and on-site maintenance staff. Lifestyle amenities include two resort-style pools, two tennis courts, pickleball courts, exercise rooms, sauna, social gathering rooms and libraries. Social amenities include monthly happy hour and numerous interest groups.

Convenient location just 0.9 mile to Five Points, 3.0 miles to St. Armands Circle, 3.5 miles to Lido Beach and 4.0 miles to the Sarasota-Bradenton International Airport.

**Be sure to look at photos and video of this condo at:
PeterGLaughlin.com/888-boulevard-of-the-arts-702**

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CONDO ON THE BAY

- Bayfront condominium with front-row seats for sunsets, wildlife, boating, kayaking and fishing
- Exciting evening views of the colorful evening lights of Ringling Bridge and the keys
- 2 swimming pools
- 2 lighted tennis courts
- 2 pickleball courts
- Proposed grilling area
- 4 fitness rooms
- Sauna rooms
- Boat slips (first come basis)
- Kayak racks and lift
- 2 fishing piers
- Social rooms and libraries
- Parking garage with 220v electric car charging
- Active condo website with message board
- On the same block as Van Wezel, new Bayfront Park and Sunset Pier, and the new Quay shopping district
- Walk to downtown arts, shopping and dining
- Convenient location:
 - 0.9 mile from Five Points
 - 3.0 miles to St. Armands Circle
 - 3.5 miles to Lido Beach
 - 4.0 miles to Sarasota-Bradenton Airport



MANAGEMENT

- Professionally managed
- 24-hour security gatehouse
- Roving night security
- Concierge service to assist with shopping carts, packages and visitors
- On-site maintenance and housekeeping staff

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RESIDENCE FEATURES

- 7th floor with direct bay views – optimal height for viewing birds, dolphins and other wildlife
- Bayfront balcony with impact sliding glass doors
- 1,288 sq. ft. A/C | 1,389 sq. ft. total
- 2 bedroom suites with walk-in closets and ensuite baths
- Washer/dryer in unit
- Reserved parking space
- Storage bin in storage room
- Cable and HBO included in HOA fee
- 7th floor Sky Lobby – only one of five in the building
- Sellers providing a home warranty through December 2020



RECENT UPGRADES

- New kitchen appliances: stove, microwave, dishwasher, disposal
- Newer appliances in the last 3-6 years: refrigerator/freezer, washer, dryer, water heater, A/C unit
- Thermal/impact sliding glass doors (2015)

FOYER

- Size: 15'2" x 3'4"
- Tile floor
- Recessed ceiling lights
- Coat closet



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KITCHEN

- Size: 7'8" x 18'11"
- Tile floor
- Recessed ceiling lights
- Ceiling fan
- Eating area in kitchen
- Granite countertops
- Sink with pull-down faucet and disposal (2017)
- White appliances:
 - Refrigerator/freezer (2016)
 - Range with glass cooktop and convection oven (2019)
 - Over-range microwave with exhaust fan (2019)
 - Dishwasher (2019)
- Cabinet pantry



LAUNDRY CLOSET

- In kitchen
- GE stacked washer/dryer (2016)

GREAT ROOM

- Size: 15'0" x 24'10"
- Tile floor
- Ceiling fan with lights
- Thermal/impact sliding glass doors to balcony
- Bay view



BALCONY

- Size: 6'0" x 15'5"
- Tile floor
- Views of bay, pool, Ringling Bridge and the keys

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BEDROOM 1

- Size: 14'8" x 11'6"
- Carpet
- Clerestory windows
- Walk-in closet



ENSUITE BATH 1

- Wood-look, plank tile floor
- Recessed ceiling lights
- Single vanity with tile top
- Framed mirror with vanity lights
- Walk-in shower with tile walls/floors and two toiletry shelves



BEDROOM 2

- Size: 14'7" x 10'9"
- Carpet
- Walk-in closet
- Wall-to-wall windows
- Bay view
- Pocket doors to great room



ENSUITE BATH 2

- Wood-look, plank tile floor
- Recessed ceiling lights
- Single vanity with tile top
- Framed mirror with vanity lights
- Bathtub/shower with tile walls
- Linen closet



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BUILDING FACTS

- Condo on the Bay has two towers with 140 units in each tower, and 20 marina suites
- Dock fee is \$900-\$1700 per year plus \$60 per year for electricity
- Kayak rack storage is \$258 per year
- Jet ski storage is \$568 per year
- For more information:
CondoOnTheBay.com



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