

COASTAL CONTEMPORARY ON ANNA MARIA

688 KEY ROYALE DRIVE



FULFILLING LIFESTYLE DREAMS



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Sunshine, tropical breezes and water all around make excellent housemates in this coastal contemporary home on Anna Maria Island. 80-ft. on a deep-water canal with boat dock, 24,000-lbs. boat lift and direct access to Tampa Bay and the Gulf of Mexico. Located adjacent to Key Royale Club, the only golf and country club on the island. Ultra private and upscale, Key Royale is highly desired by boaters, anglers, yachtsmen and golfers.

Anchored by an aqua exterior, a spectrum of coastal hues create an always-on-vacation vibe, amplified by front and back balconies for enjoying the island lifestyle. This 3,725 sq. ft. home features an open floor plan, centered on a two-story living room with wall-to-wall water views. Luxury features include elevator, low-e impact windows and doors, Kynar white metal roof (2020), high ceilings, wood plank flooring, solid-core Shaker doors, solid-wood cabinetry, stone countertops, board and batten accent walls, Plantation shutters, two tankless water heaters and heated pool/spa. The kitchen indulges your inner gourmet with large center island, two eat-in counters, prep sink, stainless appliances and walk-in pantry. The casual dining room shares one of the eat-in counters with the kitchen and has access to the covered patio and pool deck.

A very private, cool and quiet master retreat on the main level features water view, access to pool, walk-in closet and ensuite bath with his/her vanities, free-standing bathtub and walk-in shower. Upstairs, a spacious guest suite plus two bunk rooms complete the sleeping quarters. Each bunk room has two sets of built-in bunk beds. The second floor also has a bonus room and office/study. All upstairs rooms have French doors to either the front or back balcony.

Water fun is right out back with heated pool/spa, pool slide, boat dock and boat lift. Launch your boat to explore and enjoy Tampa Bay's waterways and the Gulf of Mexico. Inside and out, this vibrant residence is all about the island state of mind.

**Be sure to look at Video, Photos and 3D Walkthrough of this home at:
688KeyRoyale.com**

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LOCATION

- Anna Maria Island
- Deep water dock
- No bridges to Gulf of Mexico
- 1 minute walk to Key Royale Club, Anna Maria's only golf & country club (keyroyaleclub.com)
- 2.5 miles to Holmes Beach
- 2.5 miles to Pine Avenue shops & dining
- 3 miles to Anna Maria City Pier

EXTERIOR FEATURES

- 10,237 sq. ft. lot (0.24 acre)
- 80-ft. waterfront
- Deep-water dock with water, electric, filet table
- 24,000-lbs. boat lift
- Heated pool/spa
- Kynar white metal roof
- Kontiki composite interlocking decking on all second floor balconies
- Irrigation system
- Privacy landscape
- Circular drive
- 2 1-car garages

INTERIOR FEATURES

- 3,725 sq. ft. A/C | 5,409 sq. ft. total (*from builder floor plans*)
- 4 bedrooms, 3 baths, 2 half baths
- Open floor plan
- Large rooms



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- High ceilings:
 - 10'6" first floor | 10'0" second floor
- 4-panel solid-core Shaker doors
- Board & batten and shiplap accent walls

CONVENIENCE FEATURES

- Elevator
- 2 tankless hot water heaters
- 2 A/C units
- Low E impact windows
- Fenced and gated backyard
- Security cameras
- Propane gas tank
- Irrigation on well
- Outdoor shower

FIRST FLOOR

COVERED ENTRY PORCH

- Size: 28'0" x 4'5"
- Travertine paver floor
- Outdoor chandelier
- Double fiberglass entry doors with decorative etched glass

FOYER

- Size: 11'5" x 11'0"
- Wood floor
- Chandelier
- Crown molding
- Board and batten accent walls
- Under-stairs storage access
- Storage closet with home technology rack



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GREAT ROOM

- Size: 19'3" x 17'3"
- Wood floor
- 22-ft. coffered ceiling
- Recessed ceiling lights
- 2 ceiling fans
- Sliding glass doors to covered porch with pool and water views
- 3 oversize fixed windows over sliding glass doors



KITCHEN

- Size: 16'0" x 15'5"
- Wood floor
- Recessed ceiling lights
- Crown molding
- Solid-wood cabinets with soft-close drawers and doors
- Stone countertops
- Tile backsplash
- Center island
- 2 eat-in counters
 - 1 to dining room with four attached industrial swing-out stools and pendant lights above
 - 1 to great room
- Stainless steel appliances:
 - Gas range
 - Convection oven
 - Wall-mount hood
 - Built-in microwave



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- French-door refrigerator with bottom freezer drawer
- Dishwasher
- Wine refrigerator
- Oversize apron sink with pull-out faucet and disposal
- Prep sink
- Walk-in pantry



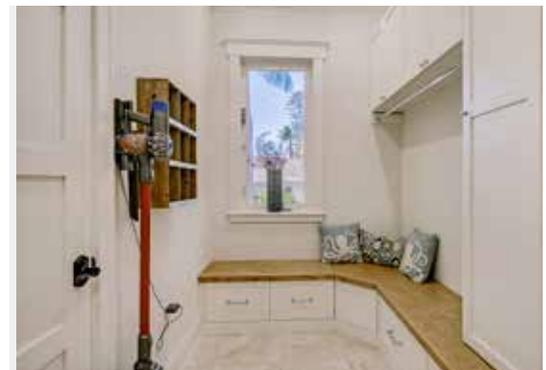
DINING ROOM

- Size: 15'7" x 8'9"
- Wood floor
- Crown molding
- Shell chandelier
- Banquette seating
- Full-light door to covered porch



LAUNDRY/MUD ROOM

- Size: 15'6" x 6'0"
- Tile floor
- Solid-wood cabinets with quartz top
- Stainless sink with pull-out faucet
- GE stacked front-loading washer/dryer
- Built-in bench with drawers under bench, hanging rod and storage above
- Closet with air handler



POWDER ROOM

- Wood floor
- Solid-wood vanity with quartz top
- Semi-recessed vessel sink
- Framed mirror and vanity lights



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MASTER BEDROOM

- Size: 17'4" x 15'6"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Crown molding
- Board and batten walls
- Plantation shutters
- Full-light French doors to covered porch
- Walk-in closet



ENSUITE MASTER BATH

- Size: 14'2" x 12'8"
- Tile floor
- Crown molding
- Recessed ceiling lights
- His and her solid-wood vanities with stone tops/backsplash and in-wall faucets
- Pivot mirrors
- Vanity lights
- Free-standing bathtub along shiplap accent wall with chandelier above
- Walk-in shower with tile floor/walls, toiletry alcove, built-in seat, two shower heads and glass door
- Private water closet
- Open linen shelves



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SECOND FLOOR

GALLERY

- Open hallway overlooks great room

STUDY/OFFICE

- Size: 14'6" x 8'2"
- Wood floor
- Crown molding
- Recessed ceiling lights
- Full-light French doors to front balcony
- Door to bath 2

BEDROOM 2

- Size: 15'7" x 15'0"
- Wood floor
- Crown molding
- Recessed ceiling lights
- Ceiling fan with light
- Plantation shutters
- Full-light French doors to balcony with pool and water view
- Wainscot half wall
- 2 standard closets with Shaker bifold doors

ENSUITE BATH 2

- Tile floor
- Recessed ceiling lights
- Solid-wood double vanity with stone top
- Framed mirror
- Vanity lights
- Large walk-in shower with tile floor/walls, built-in seat and glass door
- Private water closet



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BEDROOM 3

- Size: 15'7" x 14'10"
- Wood floor
- Recessed ceiling lights
- Crown molding
- Shiplap accent wall
- 2 sets of built-in bunk beds with storage cubbies below bottom bunks
- Plantation shutters
- Full-light French doors to rear balcony with pool and water view



BEDROOM 4

- Size: 13'0" x 12'11"
- Wood floor
- Recessed ceiling lights
- Crown molding
- Shiplap accent walls
- 2 sets of built-in bunk beds with storage cubbies below bottom bunks
- Plantation shutters
- Full-light French doors to front balcony
- Laundry chute in closet



JACK & JILL BATH 3

- Wood floor in vanity area
Tile floor in bathtub/commode area
- Solid-wood double vanity with stone top
- Framed vanity mirror and vanity lights
- Door to private bathtub/commode room
- Bathtub/shower with tile walls and glass bypass doors
- Linen closet



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BONUS ROOM

- Size: 13'11" x 11'1"
- Barn door into bonus room
- Wood floor
- Recessed ceiling lights
- Crown molding
- Natural wood-plank accent wall
- Full-light French doors to front balcony



EXTERIOR

1-CAR GARAGE 1

- Size: 18'9" x 14'2"
- Painted concrete floor
- Automatic garage door
- Door to laundry room



1-CAR GARAGE 2

- Size: 18'2" x 14'2"
- Painted concrete floor
- Automatic garage door
- Door to front porch



COVERED PORCH

- Size: 36'0" x 7'8"
- Travertine paver floor
- Stained shiplap ceiling
- Recessed ceiling lights
- Ceiling fan
- Access to master bedroom, great room and dining room



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HEATED POOL/SPA

- Size: 34'0" x 11'8"
- Pebble Tec
- Pool slide
- Raised spa with waterfall to pool
- Travertine paver pool deck
- Gas pool/spa heater
- Salt chlorination system
- Variable-speed energy-efficient pump
- Automatic cleaner



POOL BATH

- Pebble floor
- Pedestal sink
- Commode



OUTDOOR SHOWER

- Enclosed outdoor shower

DOCK

- Composite wood
- 3-sided boat slip
- 24,000-lbs. capacity boat lift
- Filet table
- Water and electric



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Andrew Tanner | 941.539.0998
andrew.tanner@premiersir.com
PeterGLaughlin.com

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