

PROMENADE ON LONGBOAT KEY

1211 GULF OF MEXICO DRIVE #401



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Longboat Key beachfront condominium with impressive views of the Gulf of Mexico and Sarasota Bay. The beach is your back yard, resort amenities are out your front door, and Sarasota's nearby cultural amenities enhance your island lifestyle. This 2,100 sq. ft. end unit on the 4th floor is filled with wall-to-wall and floor-to-ceiling glass. Every room has a water view and beams with the relaxed ambiance of a tropical paradise. The layout includes three bedrooms with ensuite baths, kitchen with breakfast nook, open living/dining room and two balconies with water views.

The Promenade community amenities include heated pool and spa, 394-ft. beachfront, 4 Har-Tru tennis courts, health club, sauna, 24-hour security, full-service concierge and in-house maintenance/housekeeping. No pets allowed. Rentals allowed with a 3 month minimum.

The beach life, resort life and city life unite here. On one side you have a private pool by the beach. On the other, it's just two miles to the shops and restaurants of St. Armands Circle and only five miles over the Ringling Bridge to Downtown Sarasota for more shops and restaurants, plus art galleries, farmers market and performing arts. Life is good on the beach!

**Be sure to look at photos of this condo at:
[PGL.Group/Promenade401](https://www.pglgroup.com/Promenade401)**

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PROMENADE

- 6.5 park-like acres on the shores of the Gulf of Mexico
- One of the largest pools on the key overlooking the beach
- 4 Har-Tru tennis courts
- Health club and sauna
- Two party rooms for social events
- 112 residences
- Gated community with 24-hour security
- Full-service concierge staff
- In-house maintenance and housekeeping
- Convenient South Longboat Key location:
 - 2 miles to the Shoppes at Bay Isles
 - 2.5 miles to St. Armands Circle
 - 5.7 miles to Downtown Sarasota



RESIDENCE FEATURES

- 2,100 sq. ft. A/C | 2,320 sq. ft. total
- Gulf and Bay views
- Parking #208 / Storage #401

FOYER

- Size: 5'6" x 11'0"
- Marble tile floor
- Double entry doors
- Recessed ceiling lights
- Storage closet (in hallway)



GREAT ROOM

- Size: 16'5" x 15'3"
- Marble tile floor
- Sliding glass doors with Bay and Gulf views



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DINING ROOM

- Size: 15'1" x 9'0"
- Marble tile floor
- Modern hanging light
- Closet with wet bar:
 - Cabinets
 - Beverage refrigerator
 - Stainless sink
 - Wine rack
- Sliding glass doors with Bay and Gulf views



KITCHEN

- Size: 11'11" x 10'3"
- Marble tile floor
- Ceiling lights
- Wall-to-wall windows with full bay view
- Gloss laminate cabinets with soft-close drawers
- Quartz countertops
- Stainless steel appliances:
 - GE Profile glass cooktop
 - Built-in oven
 - Built-in microwave
 - Chimney hood with vent
 - Side-by-side refrigerator/freezer with in-door water/ice dispenser
 - Dishwasher
- Oversize single-bowl stainless sink with disposal and under-sink filter



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BREAKFAST ROOM

- Size: 8'5" x 7'3"
- Marble tile floor
- Ceiling light
- Oversize windows with bay view
- Floor-to-ceiling storage/pantry cabinet



MASTER BEDROOM HALLWAY

- Size: 15'0" x 3'11"
- Wood floor
- Grooming vanity
- Wall-to-wall-to-ceiling dressing mirror
- 2 walk-in closets
- Linen closet



MASTER BEDROOM

- Size: 17'8" x 12'5"
- Wood floor
- Ceiling fan
- Floor-to-ceiling wall-to-wall windows with Gulf view
- Sliding glass doors to balcony



ENSUITE MASTER BATH

- Size: 13'0" x 11'2"
- Tile floor
- Recessed ceiling lights
- Double vanity with quartz countertop and inset toiletry alcoves
- Walk-in shower with tile floor/walls, toiletry alcove, shower head, hand-held shower spray, glass partition (no door) and controls at entry
- Commode alcove
- Storage closet



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BEDROOM 2

- Size: 13'0" x 11'10"
- Wood floor
- Ceiling fan
- Wall-to-wall-to-ceiling windows with bay view
- Walk-in closet



ENSUITE BATH 2

- Tile floor
- Recessed ceiling lights
- Single vanity
- Mirror with shelf
- Walk-in shower with tile floor/walls and glass enclosure



BEDROOM 3/STUDY

(being used as study)

- Size: 12'0" x 10'10"
- Marble tile floor
- Ceiling fan
- Wall-to-wall sliding glass doors with Gulf view
- Standard closet



ENSUITE BATH 3

- Marble floor
- Single vanity with vessel sink
- Framed mirror
- Vanity light
- Mirrored medicine cabinet
- Walk-in shower with tile floor/walls, toiletry shelf and glass door



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LAUNDRY

- Size: 8'4" x 6'1"
- Cabinets
- Laundry sink
- Washer and dryer

2 BALCONIES

- Tile floor
- Railing is 2/3 glass
- Gulf and Bay views



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