

COASTAL MODERN AT ISLANDS WEST ON LONGBOAT KEY

2525 GULF OF MEXICO DRIVE #6B



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Coastal modern beachfront residence on Longboat Key with gorgeous beach and water views. Superb mid-island location across from Bay Isles Shoppes and only 15 minutes over the Ringling bridge to downtown Sarasota lifestyle amenities.

This sixth-floor condominium has a desirable southern exposure and impresses with modern, high-end finishes including Cucine Ricci imported Italian cabinetry, level 5 drywall, steam shower and a 6-foot cast iron tub. Cool carrara marble flooring throughout and aqua quartz countertops echo the seaside location while setting an elegant coastal tone. This residence boasts Gulf views from 1,491 sq. ft. of living space that consists of two bedrooms with ensuite baths, great room, open dining room/kitchen and storage closet. The bedrooms are on opposite sides of the living area and feature expansive floor-to-ceiling windows with amazing water views. The guest bedroom has a walk-in closet with Bosch stackable washer and dryer. Outside, the generous 21-ft. x 10-ft. balcony is a year-round relaxation station.

Islands West is a 15-story resort-like community situated on the beautiful beach of the Gulf of Mexico. Community amenities include secure key fob entry, social room with library, two fitness rooms, catering kitchen, heated pool and spa, dry sauna, outdoor patio and grills. The building allows two pets, a welcome perk for pet lovers. For the sports and outdoor enthusiasts, there are tennis courts with pickleball lines, and storage for bikes, kayaks and paddleboards. Nearby lifestyle amenities include the Bay Isles Shoppes across the street with Publix, CVS, post office, banking, dining, Longboat Key tennis center, and Bayfront Park. In addition, it's only four miles to world-renowned St. Armands Circle and seven miles to Downtown Sarasota for five-star shopping, dining, entertainment and the arts.

**Photos, video and 3D tour of this residence available at:
LTG.Homes/IslandsWest6B**



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LOCATION

- Longboat Key beachfront condominium on the Gulf of Mexico
- Convenient Longboat Key location:
 - 0.3 mile to the Shoppes of Bay Isles
 - 4.7 miles to St. Armands Circle
 - 7.6 miles to Downtown Sarasota



NEARBY INTERESTS

- Walking distance to the Shoppes of Bay Isles
 - Publix grocery
 - CVS drugstore
 - Nail salon
 - Dry cleaners
 - Fitness and personal training
- Longboat Key Library
- Longboat Key Public Tennis Center
- Banking
- Bayfront Park
 - Basketball, pickle ball, shuffleboard and tennis
 - Children's playground
 - Dog park
 - Kayak launch
 - Recreation center with scheduled activities and fitness classes
- Veranda Beach Club is next door where visitors can stay
- OnDemand Transit service is available from Sarasota County
- Longboat Key Club golf, tennis, dining, social (membership required)
- Moorings Marina at The Longboat Key Club



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ISLANDS WEST CONDOMINIUM

- 15-story direct beachfront building
- 88 residences in the building
- Secure fob entry to building
- Clubhouse amenities:
 - Social room with library
 - Full catering kitchen
 - His/Her pool baths
 - Dry sauna
 - Fitness center
- Heated pool and spa
- Patio area with outdoor grills
- Bike storage room
- Paddleboard and kayak storage
- Tennis courts with pickleball lines



RESIDENCE FEATURES

- 1,491 sq. ft. A/C | 1,616 sq. ft. total
- Gulf of Mexico views
- 2 bedrooms with ensuite baths
- Marble floor and baseboards throughout
- Ceiling height: 8'2"
- Impact windows and sliders
(to be installed 11/2023)
- 1-covered carport
- Rare in-unit washer/dryer



FOYER

- Size: 4'6" x 10'0"
- Marble floor
- Recessed ceiling lights
- Strip wall lights
- Coat closet with shelving
- Utility/storage closet



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GREAT ROOM

- Size: 13'9" x 24'7"
- Marble floor
- Recessed ceiling lights
- Colored light pads
- Sliding glass doors to balcony
- Gulf views



DINING ROOM

- Size: 13'6" x 13'10"
- Marble floor
- Full-lite window
- Sliding glass doors to balcony
- Gulf views



KITCHEN

- Size: 17'2" x 9'2"
- Marble floor
- Recessed ceiling lights
- Eat-in counter
- Built-in desk station
- Cucine Ricci Italian imported cabinets
- Soft-close doors and drawers
- Under-cabinet lighting
- In-cabinet trash center
- In-cabinet pantry
- Quartz countertops
- Bosch Stainless Steel Appliances:
 - French-door refrigerator
 - 4-burner cooktop
 - Chimney hood vent
 - Built-in convection oven



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- Integrated Bosch dishwasher
- Stainless steel undermount sink with soap dispenser and disposal

MASTER BEDROOM

- Size: 16'1" x 14'7"
- Marble floor
- Double-sized standard closet
- Oversized windows with roll-down shade
- Gulf views



ENSUITE MASTER BATH

- Size: 7'3" x 14'3"
- Marble floor
- Recessed ceiling lights
- Modern sink with integrated faucet
- Vanity light
- Step-in steam shower with tile floor/walls/ceiling, shower bench, rain showerhead, handheld sprayer, and glass enclosure



GUEST BEDROOM

- Size: 14'0" x 13'8"
- Marble floor
- Walk-in closet with Bosch stackable washer/dryer
- Oversized windows with roll-down shade
- Gulf views



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ENSUITE BATH 2

- Marble floor
- Recessed ceiling lights
- Modern sink with integrated faucet
- Marble encased shower tub with marble walls, rain showerhead, toiletry shelf and glass enclosure



BALCONY

- Size: 21'0" x 10'7"
- Enter from both dining room and great room
- Full views of the Gulf of Mexico



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