

# LONGBOAT KEY ON THE BEACH

2525 GULF OF MEXICO DRIVE #7C



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Ocean-front residence surrounded by breathtaking views of the Gulf of Mexico, Sarasota Bay and Longboat Key. Feel the sun on your skin, breathe the fresh ocean air and listen to the sound of waves gently lapping on the shore. Life is better on the beach! Ideal mid-island location across from Bay Isles Shoppes and within ten minutes to St. Armands Circle and Downtown Sarasota.

The desirable southern exposure and glass-filled exterior of this seventh-floor residence embody the spirit of coastal living. Every room has an amazing view. The 1,468 sq. ft. floor plan has two bedrooms, great room, dining room and kitchen with breakfast room. The bedrooms feature floor-to-ceiling windows. Outside, the wrap-around balcony is perfect for enjoying the captivating coastal location.

Islands West is a 15-story resort-like community situated on the crystal blue waters and white sands 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 is a tennis court with pickleball lines, as well as 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/IslandsWest7C**



Personal property does not convey. Not all items in photos convey – ask agent for details. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.

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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 bathrooms
  - Dry sauna
  - Fitness center
- Heated pool and spa
- Patio area with outdoor grills
- Bike storage room
- Paddleboard and kayak storage
- Tennis court with pickleball lines

### RESIDENCE FEATURES

- 1,468 sq. ft. A/C | 1,643 sq. ft. total
- 2 Beds/2 Baths
- Ceiling Height: 8'2"
- Impact windows and sliders
- AC (replaced 2019)
- Laundry in corridor (ability to add inside residence)
- 1-covered carport
- Wrap-around balcony
- Views of Downtown Sarasota, Longboat Key Harbourside Golf Club, Sarasota Bay and the Gulf of Mexico



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### FOYER

- Size: 4'10" x 14'6"
- Tile floor
- Light fixture
- Coat closet
- Storage closet: 3'10 x 8'9"



### GREAT ROOM

- Size: 13'8" x 23'9"
- Carpet
- Oversized window
- Sliding glass doors to wrap around balcony with gulf and bay views



### DINING ROOM

- Size: 9'10" x 9'10"
- Carpet
- Light fixture
- Oversized window
- Sliding glass doors to wrap around balcony with gulf and bay views



### KITCHEN

- Size: 9'0" x 12'2"
- Tile floor
- Lighted step-up ceiling with ceiling fan
- Granite countertops with tile backsplash
- Pantry closet
- Utility closet



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- Appliances:
  - Whirlpool stainless steel refrigerator with ice/water dispenser (2022)
  - GE electric 5-burner range with oven
  - Whirlpool over-range microwave
  - Kenmore dishwasher
- Double undermount sink with disposal



### BREAKFAST ROOM

- Size: 9'0" x 9'8"
- Tile floor
- Light fixture
- Oversized windows with gulf views



### BEDROOM HALLWAY

- Linen closet

### MASTER BEDROOM

- Size: 18'0" x 13'9"
- Carpet
- Ceiling fan
- Over-sized walk-in closet
- Oversized window with bay view



### ENSUITE MASTER BATH

- Size: 6'6" x 11'5"
- Tile floor
- Single sink vanity with granite countertop
- Wall-to-wall mirror with dual medicine cabinets and vanity lights
- Separate shower and commode room
- Walk-in shower with tile floor/walls, safety grab bars, toiletry shelf, built-in corner seat and glass bypass doors



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### GUEST BEDROOM

- Size: 13'9" x 12'5"
- Carpet
- Ceiling fan
- Standard closet with mirrored sliders
- Oversized windows with bay views



### BATH 2

- Tile floor
- Single sink vanity with granite countertops
- Wall-to-wall vanity mirror and vanity lights
- Walk-in shower with tile/floor walls, and textured glass bypass doors



### WRAP AROUND BALCONY

- Size: 6'5" x 17'0" and 6'5" x 15"
- Enter from dining room and great room
- Full views of the Sarasota Bay, Downtown Sarasota and Gulf of Mexico



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