

ANNA MARIA ISLAND COASTAL PARADISE

661 KEY ROYALE DRIVE



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Crystal clear coastal waters and brilliant blue skies converge to create a beautiful backdrop of sweeping views from this Anna Maria Island coastal paradise. 100-ft. on open water with boat dock, two boat lifts, two recreational craft lifts, and direct access to Tampa Bay and the Gulf of Mexico. Walk to Key Royale Club, the only golf course on the island. Ultra private and upscale, Key Royale is highly desired by boaters, anglers, yachtsmen and golfers.

This spectacular home has a stunning interior featuring white shiplap cathedral ceiling and wall-to-wall glass for uninterrupted water views. Calming coastal colors complement the seaside setting. The generous 3,388 sq. ft. floor plan includes four bedrooms, four baths, sitting room, flex room, bonus room, gym, and open living area with living room, dining room and kitchen. Luxury features include elevator, high ceilings, hardwood flooring, solid-core doors, solid-wood cabinetry, stone countertops, shiplap plank ceilings, plantation shutters, gas fireplace with massive floor-to-ceiling granite accent wall, Lutron lighting, automated screens, and garage parking for four cars. The immaculate high-end kitchen features Thermador and SubZero appliances, oversize eat-in island and solid-wood cabinetry with honed stone countertops.

This waterfront masterpiece opens to an outdoor setting where exceptional living continues -- covered patio with outdoor kitchen, outdoor dining and lounge area; heated pool/spa with infinity edge; sun deck; fire pit; and dock with four lifts. Located on a quiet, dead-end street in Key Royale on north Anna Maria Island, just minutes to white-sand beaches, and quaint shopping and dining.

Enjoy all the perks of modern-day living with a strong sense of island hospitality in this coastal paradise on Florida's Gulf Coast.

Photos, video and 3D tour of this residence available at:
LTG.Homes/661KeyRoyaleDrive



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661 KEY ROYALE DRIVE

LOCATION

- Anna Maria Island with wide-open views of Tampa Bay and Sunshine Skyway
- Deep water dock with 3 lifts
- No bridges to Gulf of Mexico
- 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
- 3.1 miles to Anna Maria City Pier

EXTERIOR FEATURES

- 15,002 sq. ft. lot (0.34 acre)
- 100-ft. waterfront
- Deep-water dock with water, electric, fillet table
- 20,000-lbs. boat lift
- 10,000-lbs. boat lift
- 2 recreational craft lifts
- Heated pool/spa with sun shelf, infinity edge and lap lane
- Propane fire pit
- Metal roof
- Circular drive
- 2-car garage + tandem 2-car garage
- Gutters and downspouts
- Fenced and gated
- Tropical coastal landscaping
- Gated courtyard entry



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INTERIOR FEATURES

- 3,388 sq. ft. A/C | 8,706 sq. ft. total
- Walls of water-facing glass for spectacular bay views
- 4 bedrooms, 4 baths
- Open great room with white cathedral shiplap plank ceiling – 15'5" at peak
- Cove molding with dimmable lights
- Custom fireplace with massive floor-to-ceiling granite accent wall
- Engineered hardwood flooring
- Solid-core doors
- Solid-wood cabinets
- Corner-less sliding glass doors
- Plantation shutters
- 7-1/2-in. baseboards

CONVENIENCE FEATURES

- Elevator
- 2 A/C units
- Fenced and gated
- Security cameras
- Lutron lighting control system
- Central vacuum
- Automated screens on balcony
- 2 outdoor showers
- Gas generator



661 KEY ROYALE DRIVE

MAIN LIVING LEVEL

FOYER

- Size: 12'4" x 8'9"
- Engineered hardwood floor
- Cathedral ceiling
- Recessed ceiling lights
- French doors to balcony with sidelights and trapezoid transoms



FRONT BALCONY

- Size: 10'0" x 9'0"
- Tile floor
- Cathedral ceiling
- Recessed ceiling lights
- Outdoor walkways to bedrooms



SITTING ROOM

- Size: 14'8" x 11'2"
- Engineered hardwood floor
- Recessed ceiling lights
- Ceiling fan
- TV alcove
- Floor-to-ceiling wainscoting



GREAT ROOM

- Size: 18'9" x 14'0"
- Engineered hardwood floor
- Cathedral ceiling
- Cove molding with dimmable lights
- Recessed ceiling lights



661 KEY ROYALE DRIVE

- Ceiling fan
- Gas fireplace with floor-to-ceiling granite accent wall
- Built-in cabinets and shelves with automated retractable TV
- Corner-less sliding glass doors to covered balcony



DINING ROOM

- Size: 18'9" x 10'3"
- Engineered hardwood floor
- Cathedral ceiling
- Cove molding with dimmable lights
- Recessed ceiling lights
- Blown glass chandelier
- Sliding glass doors to balcony



KITCHEN

- Size: 22'8" x 14'0"
- Engineered hardwood floor
- Cathedral ceiling
- Cove molding with dimmable lights
- Recessed ceiling lights
- Solid-wood cabinets with soft-close drawers and doors
- Antique mirrored upper cabinet doors
- Honed stone countertops
- Under-cabinet lights
- Tile backsplash
- Eat-in center island with cabinet storage on both sides



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- 5 oversize clear glass pendant lights over island
- Cabinet pantry with pull-out drawers
- Appliance lift inside one cabinet
- Wet bar:
 - Stainless sink with disposal
 - U-Line under-counter wine and beverage refrigerator
 - Open wine storage cubes
- Two-bowl stainless sink with disposal, Culligan water filter and Ready Hot premium hot water dispenser
- High-end appliances:
 - Thermador Professional 6-burner + griddle gas range with 2 convection ovens (1 standard, 1 small)
 - Oversize chimney hood/vent
 - Thermador integrated dishwasher
 - SubZero integrated French door refrigerator
 - SubZero integrated freezer drawers (4)
- In-cabinet pull-out trash



COVERED BALCONY

- Main Area: Size: 23'5" x 11'2"
- Bedroom 4 Area: 18'3" x 15'5"
- Kitchen Area: 14'5" x 13'5"
- Tile floor
- Stained shiplap plank ceiling
- Recessed ceiling lights



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- Ceiling fans
- Stainless railing
- Automated screens
- Exterior stairs at both ends to pool area

MASTER BEDROOM

- Size: 16'5" x 15'10"
- Engineered hardwood floor
- Peaked ceiling
- Cove molding with dimmable lights
- Ceiling fan with light
- Corner-less sliding glass doors to covered balcony
- Door to side balcony
- Large walk-in closet with wardrobe organizer



ENSUITE MASTER BATH

- Size: 13'10" x 11'7"
- Wood-look tile floor
- Recessed ceiling lights
- His and her solid-wood vanities with stone tops/backsplash
- Wall-to-wall mirrors
- Vanity sconces
- Free-standing bathtub
- Walk-in shower with tile floor/walls, 2 toiletry shelves, shower head, adjustable shower spray and frameless glass enclosure
- Private water closet with tile half wall



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GUEST SUITE FLEX ROOM

- Size: 12'6" x 11'8"
- Engineered hardwood floor
- Peaked ceiling
- Ceiling fan
- French doors to front balcony walkway
- Pocket door to bedroom



GUEST SUITE BEDROOM

- Size: 11'3" x 10'2"
- Engineered hardwood floor
- Peaked ceiling
- Recessed ceiling lights
- Ceiling fan
- Standard closet with organizer



ENSUITE GUEST BATH

(also has hallway acces to sink and commode for use as powder room)

- Wood-look tile floor
- Recessed ceiling lights
- Single vanity with vessel sink
- Framed mirror
- Vanity sconces
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass enclosure
- Built-in grooming vanity with wall-to-wall-to-ceiling mirror



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BEDROOM 3

- Size: 13'11" x 12'5"
- Engineered hardwood floor
- Peaked ceiling
- Ceiling fan
- 3/4 wall wainscoting
- Standard closet with organizer



ENSUITE BATH 3

- Wood-look tile floor
- Single vanity
- Wall-to-wall-to-ceiling mirror
- Vanity sconces
- Bathtub/shower with tile walls and frameless glass enclosure
- Water closet
- Linen closet



BEDROOM 4

- Size: 13'9" x 12'1"
- Engineered hardwood floor
- Peaked ceiling
- Ceiling fan
- 3/4 wall wainscoting
- French doors to covered balcony
- Standard closet with organizer



ENSUITE BATH 4

- Tile floor
- Single vanity
- Wall-to-wall-to-ceiling mirror



661 KEY ROYALE DRIVE

- Vanity sconces
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass enclosure
- Water closet
- Linen closet

LAUNDRY

- Size: 14'2" x 7'7"
- Engineered hardwood floor
- Recessed ceiling lights
- Built-in cabinets with quartz countertops
- Stainless sink
- LG Steam front-loading washer and dryer
- Storage cabinets
- Hanging rod



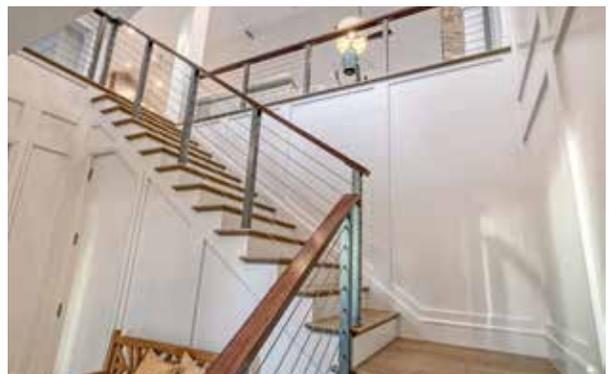
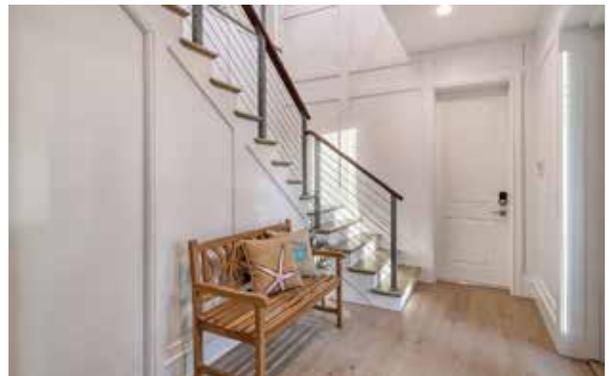
FIRST FLOOR

FOYER

- Size: 13'5" x 7'6"
- Engineered hardwood floor
- Recessed ceiling lights
- Full-light French entry doors

STAIRS

- Under-stairs storage
- Cable railing
- Glass teardrop chandelier



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COVERED OUTDOOR KITCHEN

- Size: 18'10" x 14'6"
- Travertine pavers
- Stained shiplap plank ceiling
- Ceiling fan
- Composite outdoor cabinetry
- Granite countertop
- Stainless sink
- Sedona gas grill
- Chimney hood/vent
- Outdoor under-counter refrigerator
- Pull-out trash



COVERED OUTDOOR LANAI

- Size: 32'0" x 23'3"
- Travertine pavers
- Stained shiplap plank ceiling
- Recessed ceiling lights
- Ceiling fan



GYM

- Size: 13'7" x 12'5"
- Rubber flooring
- Recessed ceiling lights
- Ceiling fan
- Split A/C
- TV hook-up
- Corner-less sliding glass doors to pool area



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FLEX ROOM

- Size: 18'8" x 15'6"
- Wood-look plank tile floor
- Recessed ceiling lights
- Ceiling fan
- White wood-panel walls
- Private side entrance
- Split A/C
- Corner-less sliding glass doors to pool area



POOL BATH

- Wood-look plank tile floor
- Recessed ceiling lights
- Single vanity with granite top
- Framed mirror
- Vanity lights
- Built-in linen storage
- Walk-in shower with pebble floor, tile walls, toiletry alcove and frameless glass enclosure



EXTERIOR

2-CAR GARAGE-1

- Size: 35'0" x 23'8"
- Speckled epoxy floor
- 2 single garage doors
- Workshop area



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2-CAR GARAGE-2

- Size: 14'3" x 37'0"
- Speckled epoxy floor
- Tandem parking
- Single garage door to front
- Single garage door to side
- Kayak rack



COURTYARD ENTRY

- Travertine pavers
- Coral stone stepping stones
- Gate entry to exterior
- Double entry doors to first-floor outdoor living area



HEATED POOL/SPA

- Size: 38'0" x 17'8"
- Sun shelf
- Infinity edge



OUTDOOR POOL AREA

- 2 artificial turf lounge areas
- 2 curved stairs to covered balcony
- Bird-defense water sprinklers
- Oversize sun deck
- Gas fire pit



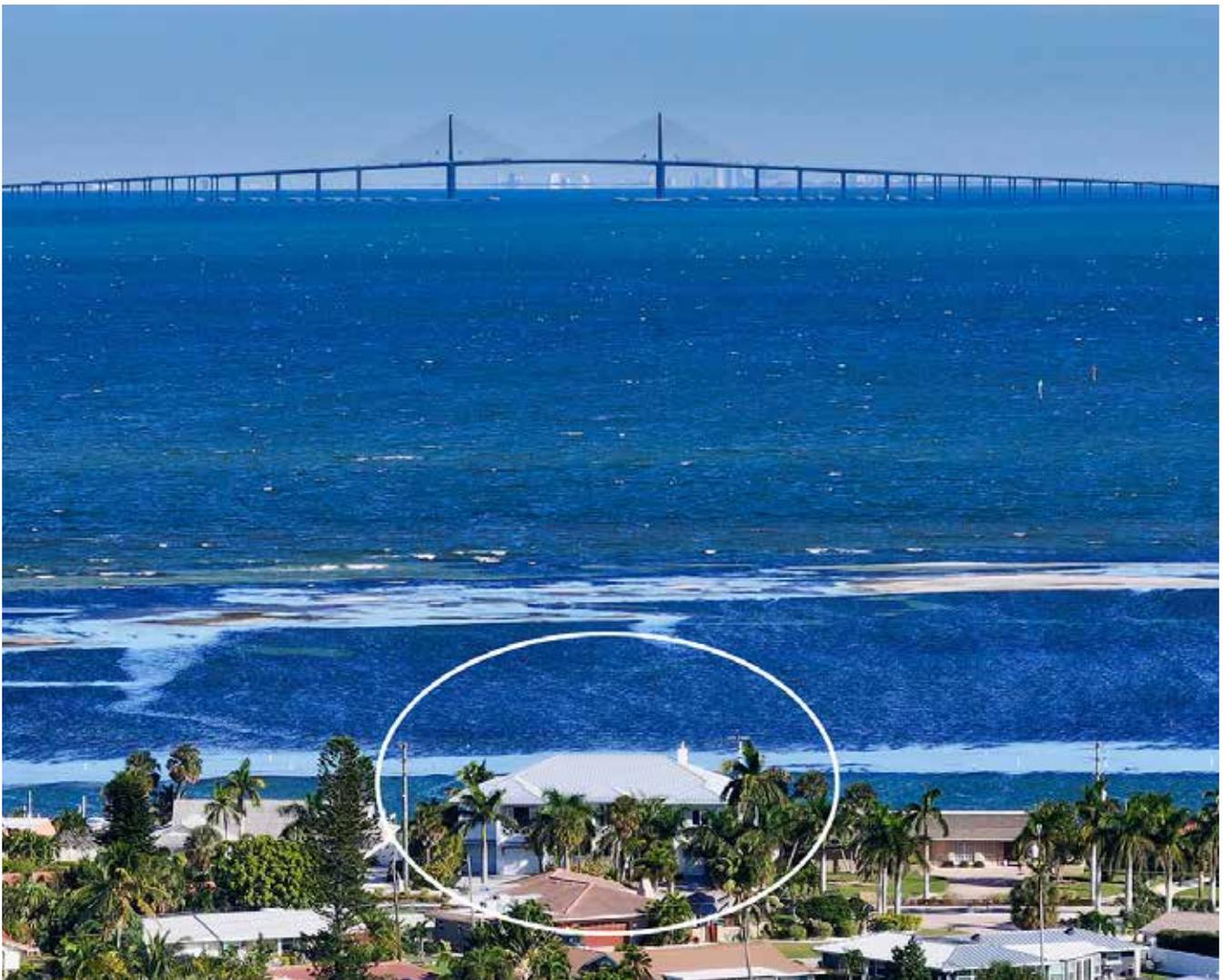
OUTDOOR SHOWERS

- Enclosed outdoor shower
- Open outdoor shower

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DOCK

- Composite wood
- 20,000-lbs. capacity boat lift
- 10,000-lbs. capacity boat lift
- 2 recreational craft lifts
- Fillet table
- Water and electric



Andrew Tanner | 941.539.0998
Andrew.Tanner@PremierSIR.com
LaughlinTanner.com