



\$ 875,000



225 Sands Point Rd Unit 6204, Longboat Key, FL 34228

- » Beds: 1 | Baths: 1 Full
- » MLS #: A4639379
- » Condominium | 642 ft<sup>2</sup> | Lot: 76,666 ft<sup>2</sup> (1.76 acres)
- » More Info: [225SandsPointRdUnit6204.IsForSale.com](http://225SandsPointRdUnit6204.IsForSale.com)



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#### Remarks

Enjoy peaceful lagoon views and healthy income from this completely remodeled Junior Suite. Sold turnkey furnished and currently in the hotel program, this unit reported over \$112K+ in 2023 income. Unlike other buildings, the Junior Suites in this building have 10' ceilings. It is typical to see manatees, dolphins, paddleboarders and a variety of tropical birds from the terrace. As an owner in the hotel program you are able to take advantage of the amenities offered by the 410 acre member-only Longboat Key Club while using your owner time. These include fine dining in 5 exclusive restaurants, 45 holes of Championship Golf, the award-winning Tennis Gardens, spa, fitness center, white sand beach with umbrellas & waitstaff, and a full service marina. The renovated rooms, main dining area, pool and guest services provide an enhanced product and elevated experience to a property that already accumulates a multitude of awards including the AAA Four-Diamond Award and Condé Nast Travelers Top Florida Resorts. Start enjoying your Longboat Life today! The 2024 income is \$103+K, which includes several weeks of downtime due to the hurricanes.

