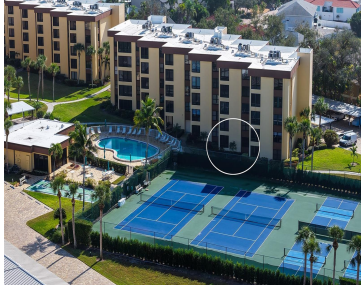


# 8773 MIDNIGHT PASS ROAD SARASOTA FL 34242

<https://candiscarmichael.com>



\$550,000



Welcome to Island Reef, a fantastic Beach to Bay Luxury Resort-Style Complex on South Siesta Key. This rarely available first floor condo offers it's owners the ultimate in convenience with easy parking at the front door. Step out your back glassed lanai to the pool and tennis /pickleball courts, and beautiful courtyard. This 2 bedroom/2 [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1303 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4674136



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 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://pix360.com/phototour3/41170/>

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## Basics

**Unit Number:** 102G

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 5 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 102G

**SubdivisionName:** ISLAND REEF 11 PH 1 & 2

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1303 sq ft

**Year built:** 1981

**View:** Park/Greenbelt, Pool, Tennis Court

**ListOfficeName:** EXP REALTY LLC

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## Location Details

**Township:** 37

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Brookside Middle

**Road Surface Type:** Brick, Other, Paved

**Elementary School:** Phillippi Shores Elementary

**High School:** Riverview High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Ceramic Tile, Luxury Vinyl, Tile

**Patio And Porch Features:** Covered, Enclosed, Patio, Screened

**Pool Features:** Gunite, Heated, In Ground, Lighting, Tile

**Waterfront Features:** Bay/Harbor, Beach Front, Gulf/Ocean, Intracoastal Waterway

**Carport Spaces:** 1

**Exterior Features:** Courtyard, Lighting, Outdoor Shower, Private Entrance, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

**Security Features:** Fire Alarm

**Architectural Style:** Contemporary, Florida

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, In Kitchen, Inside, Laundry Closet, Washer Hookup

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

**Roof:** Membrane

**Window Features:** Aluminum Frames, Blinds, Drapes

**Utilities:** Cable Connected, Electricity Connected

**View:** Park/Greenbelt, Pool, Tennis Court

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** FloodZone, Landscaped, Level, Paved, Private

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## Property Details

**Subdivision Name:** ISLAND REEF 11 PH 1 & 2

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 0129081036

**Direction Faces:** South

**Construction Materials:** Block, Cement Siding, Concrete

**Property Condition:** Completed



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## Association Information

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities, Sewer, Trash, Water

**Association Amenities:**  
Clubhouse, Elevators, Fitness Center, Laundry, Lobby Key Required, Maintenance, Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,925

**Tax Legal Description:** unit 102G Island Reef Section2

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	14x17	First	17	14
Dining Room	12x11	First	11	12
Kitchen	8x12	First	12	8
Primary Bedroom	16x12	First	12	16
Bedroom 2	15x11	First	11	15
Balcony/Porch/Lanai	7x14	First	14	7

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Security Features:** Fire Alarm

**WindowFeatures:** Aluminum Frames, Blinds, Drapes

**PoolFeatures:** Gunite, Heated, In Ground, Lighting, Tile

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

**ExteriorFeatures:** Courtyard, Lighting, Outdoor Shower, Private Entrance, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer



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## Building Details

**ArchitecturalStyle:** Contemporary, Florida **NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block, Cement Siding, Concrete

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment, Private Entrance

**Other Structures:** Tennis Court(s)

**Showing Requirements:** Supra Lock Box, Appointment Only, ShowingTime



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