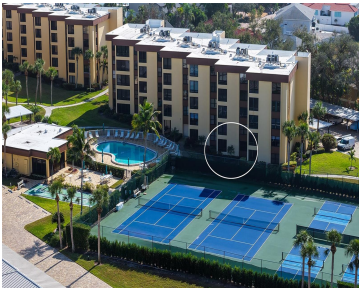


8773 MIDNIGHT PASS ROAD SARASOTA FL 34242

https://candiscarmichael.com



Welcome to Island Reef, a fantastic Beach to Bay Luxury Resort 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



Description

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

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

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

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

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)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,925

Tax Legal Description: unit 102G Island Reef Section2

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

Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Other Equipment: Irrigation Equipment, Private Entrance

Other Structures: Tennis Court(s)

Showing Requirements: Appointment Only, Combination Lock Box, Lockbox - Other, ShowingTime



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