

## \$1,175,000 - 1280 Dolphin Bay Way 202, SARASOTA

A4635188

### \$1,175,000

2 Bedroom, 2.00 Bathroom, 1,840 sqft

Residential on 1 Acres

DOLPHIN BAY-SIESTA KEY SEC A, SARASOTA, FL

Under contract-accepting backup offers.

Experience the natural Florida coastal environment from this extraordinary viewpoint and the one-of-a-kind walkout to a private beach nestled in mangroves on the Intracoastal Waterway—perfect for launching a kayak or paddleboard. A dynamic scene unfolds daily with visiting shore birds of every description, dolphins feeding in pods, jumping mullet, and manatee lazily cruising by—just outside your backdoor. Tie up a boat to the private dock, do some fishing, and enjoy the sunset illuminating towering clouds rising in the eastern sky.

This condo is proven to be Hurricane resilient. This unit, the garage, and the building came through 2024 unscathed as water flowed harmlessly down the north-side swale and along the driveway into the Intracoastal Waterway. Even the electrical power remained on during all recent storm events thanks to the hardened electrical supply installed along Midnight Pass Road by FPL in 2022. This two-bedroom, two-bathroom condominium features a stunning water view, a shaded front patio bordering a tropical garden, a third room which serves as an office/den, or possibly a 3rd bedroom with a simple addition of a Murphy bed. A one-car garage equipped with heavy-duty restaurant-grade shelving, bicycle racks, beach chair hangers, and kayak-paddleboard



storage makes for ideal storage for an active lifestyle on the nearby water. Unit updates include impact-resistant PGT WinGuard sliding-glass doors and main bedroom windows, Trane four-ton two-stage HVAC system, refrigerator, water heater, cooktop, dishwasher, Hunter-Douglas Duet cellular shades, and garage door make this bright and cheery home ready for comfortable living. Join the friendly, close-knit Dolphin Bay community where the condo association just completed major projects for building painting, new exterior lighting fixtures, elevator refurbishment, new roofs, rooftop ventilation fan replacement, and clubhouse interior renovation. View cinematic video on Youtube: at <https://youtu.be/VrWxlGmQ2lc>

Built in 1997

### Essential Information

MLS® #	A4635188
Price	\$1,175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,840
Acres	1.40
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Pending

### Community Information

Address	1280 Dolphin Bay Way 202
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	DOLPHIN BAY-SIESTA KEY SEC A
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242

## Amenities

Amenities	Elevator(s), Gated, Maintenance, Pool
Parking	Covered, Deeded, Garage Door Opener, Guest, Basement
# of Garages	1
View	Water
Is Waterfront	Yes
Waterfront	Bay/Harbor

## Interior

Interior Features	Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

## Exterior

Exterior Features	Balcony, Lighting, Sidewalk, Sliding Doors, Tennis Court(s)
Roof	Metal
Foundation	Pillar/Post/Pier

## School Information

Elementary	Phillippi Shores Elementary
Middle	Brookside Middle
High	Sarasota High

## Additional Information

Date Listed	January 12th, 2025
Days on Market	129
Zoning	RMF3

## Listing Details

Listing Office	Bright Realty
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