# \$749,995 - 777 Beach Road 1b, SARASOTA

A4649455

# \$749,995

2 Bedroom, 2.00 Bathroom, 1,174 sqft Residential on 1 Acres

## CRESCENT ROYALE 3, SARASOTA, FL

PRICE IMPROVEMENT!! HURRY BEFORE THE RUSH ARRIVES! Welcome to the GOOD LIFE in Siesta Key Beach! This turn-key condo is ready for you to experience the epitome of beachside living year 'round as you awaken to the scent of salt air and the sound of waves rolling in, all from the comfort of your living room! This fully furnished, OPEN FLOOR PLAN, two-bedroom, two-bath condominium is positioned in the sought-after community of Crescent Royale directly across from Siesta Key's world-renowned powdery sand beaches. Designed for those who value luxury and laid-back coastal elegance combined with smart investment potential, this prime, first-floor, turnkey condominium offers the ideal combination of luxury, convenience and relaxation. There is no need to take the stairs or search for beach parking when you live steps from the beach with an assigned parking space. Wake to panoramic views of turquoise water and unwind on your private lanai with stunning gulf sunsets. Inside, you'II be greeted by bright, light-filled spaces with floor-to-ceiling sliders that invite in ocean breezes. The tastefully renovated home has newly installed white oak (LVP) floors throughout. A stylish kitchen complete with granite countertops, newer appliances, and a breakfast/wine bar that flows into the dining and living area creates a space for hosting with ease. Each bedroom is a serene retreat







complete with a walk-in closet and a sophisticated en-suite bath, ideal for guests and owners alike. Crescent Royale pampers their residents and guests with resort-style amenities including a sparkling heated pool, fully equipped fitness center, game room, shuffleboard court, and a picnic/barbecue area. Just minutes away, Sarasota adds a cultural heartbeat with art galleries, theaters and gourmet dining. The pace here is relaxed but vibrant! Farmer's markets, waterfront cafes and year-round sunshine create the ideal blend of sophisticated living and coastal charm. Living near Siesta Key and Sarasota means every day feels like a vacation, and every moment feels like home. Whether you're looking for a personal retreat, a seasonal escape or an income-generating asset, this property delivers because it works while you relax. Beyond its beauty, this residence is a savvy investment, offering strong rental income potential, friendly leasing policies and on-site management, creating a rare opportunity for a passive income stream in one of Florida's most desirable beach communities. No pets or smoking allowed in this community! Location, luxury and income potential! Live the dream, earn while you're away and invest in a lifestyle that pays you back. This condominium delivers the lifestyle you've been dreaming of, just across from Siesta Key Beach so don't miss this rare chance to own a slice of Siesta Key's desirable beachfront real estate, with income potential to match. Call us today to schedule your private showing and begin living the Florida Lifestyle you have dreamed of.

Built in 1970

#### **Essential Information**

MLS® # A4649455

Price \$749,995

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,174

Acres 0.63

Year Built 1970

Type Residential

Sub-Type Condominium

Style Florida
Status Active

# **Community Information**

Address 777 Beach Road 1b

Area Sarasota/Crescent Beach/Siesta Key

Subdivision CRESCENT ROYALE 3

City SARASOTA

County Sarasota

State FL

Zip Code 34242-2133

### **Amenities**

Amenities Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Laundry,

Maintenance, Recreation Facilities, Shuffleboard Court, Tennis Court(s),

Wheelchair Access

View Pool, Water

Is Waterfront Yes

Waterfront Gulf/Ocean Front, Beach

# Interior

Interior Features Accessibility Features, Built-in Features, Ceiling Fan(s), Open Floorplan, Solid

Surface Counters, Stone Counters, Walk-In Closet(s), Window Treatments

Appliances Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Heating Central

Cooling Central Air

# of Stories 1

#### **Exterior**

Exterior Features Lighting, Sliding Doors

Roof Other

Foundation Slab

### **School Information**

Elementary Phillippi Shores Elementary

Middle Brookside Middle

High Sarasota High

# **Additional Information**

Date Listed April 22nd, 2025

Days on Market 222

Zoning RMF3

# **Listing Details**

Listing Office Premier Sothebys Intl Realty

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