

# \$1,199,000 - 1240 Dolphin Bay Way 401, SARASOTA

A4658380

## \$1,199,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft

Residential on 1 Acres

### DOLPHIN BAY, SARASOTA, FL

Huge Price Reduction!!! Fourth-floor end unit offering breathtaking views of the intracoastal waterway, featuring three spacious bedrooms and three full ensuite baths. Newly installed luxury vinyl plank flooring graces the entire unit. The expansive glassed lanai boasts recently replaced sliding doors, complete with accordion shutters on the inner doors and impact-resistant glass on the outer ones. The kitchen has been thoughtfully opened up and reconfigured for optimal enjoyment. The living and dining areas are bright and roomy. Dolphin Bay is a sought-after, gated, pet-friendly community with only 50 units, each having its own private underbuilding garage, and well-known for its vibrant atmosphere. Amenities include three Har-Tru tennis courts, an active clubhouse, fitness center, pool and spa, day dock, fishing pier, and kayak access. The complex is well-maintained, with a freshly updated exterior and new elevators in 2024, set amidst beautifully landscaped grounds. Just a short stroll to the world-renowned, white crystal sands of Siesta Key beach. Condo fees at Dolphin Bay are being lowered in 2026.

Built in 1998

### Essential Information

MLS® #	A4658380
Price	\$1,199,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	2,200
Acres	1.40
Year Built	1998
Type	Residential
Sub-Type	Condominium
Status	Active

### **Community Information**

Address	1240 Dolphin Bay Way 401
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	DOLPHIN BAY
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242-8759

### **Amenities**

Amenities	Clubhouse, Elevator(s), Fitness Center, Gated, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)
Parking	Covered, Curb Parking, Garage Door Opener, Ground Level, Guest, Open, Under Building
# of Garages	1
View	Tennis Court, Water
Is Waterfront	Yes
Waterfront	Bay/Harbor

### **Interior**

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	5

### **Exterior**

Exterior Features	Balcony, Irrigation System, Lighting
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Roof	Membrane, Metal
Foundation	Slab

### **School Information**

Elementary	Phillippi Shores Elementary
Middle	Brookside Middle
High	Sarasota High

### **Additional Information**

Date Listed	December 2nd, 2025
Days on Market	104
Zoning	RMF3

### **Listing Details**

Listing Office	Michael Saunders & Company
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