

# \$1,195,000 - 6275 Midnight Pass Road 6275, SARASOTA

A4682650

## \$1,195,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 1 Acres

EXCELSIOR BEACH TO BAY 3, SARASOTA, FL

New price - \$100K less! Offered for the first time, this rare three-bedroom, three-bath waterfront villa at Excelsior's™ coveted Beach-to-Bay community presents an exceptional opportunity to own one of only eight residences of its kind. Positioned on Sarasota Bay and the Intracoastal Waterway, the villa enjoys extraordinary privacy, peacefulness, and sweeping 180-degree water views from the expansive 36-foot lanai and most principal rooms. This light-filled corner residence lives beautifully like a single-family home, elevated above a private two-car garage and framed by windows on three sides. The open floor plan is spacious and airy, enhanced by vaulted ceilings in the living room, primary suite, and guest bedroom, hardwood flooring, and sliding glass doors that invite the waterfront setting indoors. A wood-burning fireplace adds warmth and character, while ceiling fans, custom window treatments, and 3M hurricane film on windows provide comfort and peace of mind. The updated kitchen opens seamlessly to the main living areas, creating an ideal space for entertaining or relaxed island living. The primary suite features a walk-in closet, a walk-in shower, and an updated bath. A new HVAC system, in-residence washer and dryer, and thoughtful upgrades throughout add to the villa's™ move-in-ready appeal. Excelsior's™ villas are uniquely situated



directly on Sarasota Bay's Intracoastal Waterway, with no other residences between you and the water. Only eight villas exist in total, four three-bedroom residences and four two-bedroom villas, making this a limited opportunity. Residents of Excelsior enjoy an unparalleled resort lifestyle with deeded beach access to Siesta Key's world-renowned white sands, turquoise Gulf waters, and mango-colored sunsets. Amenities include two large, heated pools, two hot tubs, tennis and pickleball courts, shuffleboard, a fitness center, a library, a community room, and tranquil, tree-lined walkways with ponds and fountains. The fishing and lounging pier, grilling areas and picnic spaces are just moments away. The community is pet-friendly (small dogs), offers easy access to South Bridge and a short distance to Crescent Village, with free trolley service to Siesta Village. With a two-week minimum rental policy and on-site property management services available, the residence also offers attractive flexibility for seasonal or investment use. From morning experiences along the shoreline to breathtaking sunsets over the Gulf, every day on Siesta Key feels like a vacation. And when you're ready to explore beyond the island, downtown Sarasota is just a short drive away, offering world-class dining, arts and culture, including the Ringling Museum, Van Wezel Performing Arts Hall, and St. Armands Circle. Rarely available and exceptionally positioned, this waterfront villa captures the best of Siesta Key living, privacy, views, resort amenities and effortless access from beach to bay.

Built in 1981

### **Essential Information**

MLS® #	A4682650
Price	\$1,195,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	2,200
Acres	1.01
Year Built	1981
Type	Residential
Sub-Type	Condominium
Style	Elevated, Florida
Status	Active

### Community Information

Address	6275 Midnight Pass Road 6275
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	EXCELSIOR BEACH TO BAY 3
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242-2368

### Amenities

Parking	Driveway, Garage Door Opener, Ground Level
# of Garages	2
View	Garden, Water
Is Waterfront	Yes
Waterfront	Bay/Harbor Front, Waterfront, Bay/Harbor

### Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1

### Exterior

Exterior Features	Garden, Private Entrance, Sliding Doors, Storage, Tennis Court(s)
Roof	Shingle
Foundation	Slab

### **School Information**

Elementary	Phillippi Shores Elementary
Middle	Brookside Middle
High	Sarasota High

### **Additional Information**

Date Listed	February 14th, 2026
Days on Market	75
Zoning	RMF3

### **Listing Details**

Listing Office	Premier Sotheby's International Realty
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