

\$660,000 - 1054 Sun N Sea Drive 106, SARASOTA

A4685194

\$660,000

2 Bedroom, 2.00 Bathroom, 800 sqft
Residential

BEACH CLUB AT SIESTA KEY, SARASOTA, FL

Under contract-accepting backup offers. Siesta Key investment property and nightly rental opportunity at Beach Club at Siesta Key, approved for true nightly vacation rentals near world famous Siesta Key Beach. Historical rental income approaches \$83,000 annually, with modeled revenue potential exceeding \$103,000 if owner use nights were made available for rental. Historical bookings show approximately 209 reserved nights annually with average nightly rates between \$397 and \$450, creating a strong income producing profile relative to the \$660,000 list price. Detailed rental history, booking records, and revenue analysis are available for review. Few properties on Siesta Key combine true nightly rental eligibility, documented rental performance approaching \$83,000 annually, modeled revenue potential exceeding \$103,000, extensive renovation, and resort style amenities within this price range. Unit 106D is the largest floor plan in the community and is positioned as a private corner residence overlooking the heated resort style pool with minimal foot traffic. Built in 2009 with elevated construction, the building sustained no storm related damage. This Unit has been recently and extensively renovated beyond prior community finishes. While some online rental marketing may reflect earlier interiors, the unit now features luxury vinyl plank flooring throughout, matching



quartz countertops in the kitchen and bathrooms, updated cabinetry, stainless steel appliances, modern fixtures, and renovated kitchen and bath spaces. A full size washer and dryer supports guest convenience and longer stays.

From entry, the space presents more like a boutique resort suite than a typical beach rental. Upgrades were selected for both visual appeal and rental durability. Offered fully furnished and turnkey, the property is positioned for immediate continuation of nightly rental operations.

A detailed 3D virtual tour is included with the listing to allow buyers to explore the residence remotely. Due to consistent guest bookings, showing availability may require advance coordination.

Ownership allows up to 120 days of personal use annually while maximizing income through nightly rentals. Professional on site management handles reservations, guest communication, cleaning, and maintenance. Community amenities include a heated pool, hot tub, grilling areas, shared patio spaces, complimentary beach chairs and umbrellas, on site office support, and gated beach access to Siesta Key Beach.

Located near the South Bridge with Crescent Market and the restaurants, bars, and shops of Siesta Key's South Village just around the corner.

Recent interior updates and the residence's desirable pool view location create additional opportunity for increased booking activity and nightly rates as updated photography and marketing are introduced. Historical booking data demonstrates consistent guest demand and strong occupancy, while analysis of owner use nights indicates additional revenue potential depending on preferred usage strategy.

Properties offering true nightly rental flexibility with Siesta Key Beach access, documented

rental performance approaching \$83,000 annually, modeled revenue potential exceeding \$103,000, and extensive renovation rarely become available within this price range on Siesta Key. Detailed rental history, booking records, and full revenue analysis are available upon request.

Built in 2009

Essential Information

MLS® #	A4685194
Price	\$660,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	800
Year Built	2009
Type	Residential
Sub-Type	Condominium
Status	Pending

Community Information

Address	1054 Sun N Sea Drive 106
Area	Sarasota/Crescent Beach/Siesta Key
Subdivision	BEACH CLUB AT SIESTA KEY
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34242

Amenities

Parking	Open
View	Pool

Interior

Interior Features	Built-in Features, Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceilings
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower
Lot Description	FloodZone, In County, Near Marina
Roof	Metal
Foundation	Stilt/On Piling

Additional Information

Date Listed	March 9th, 2026
Days on Market	45
Zoning	RMF3

Listing Details

Listing Office	Michael Saunders & Company
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