

**A4157243      3975 SHELL RD S, Sarasota, 34242**



**County:** Sarasota  
**Subdiv:** SIESTA REV OF  
**Type:** Vacant Land  
**Style:** Single Family Use  
**Location:** Lot - Oversized  
**Total Acreage:** 1/2 Acre to 1 Acre  
**Pets:** 1  
**Special Sale:** None

**Status:** Active  
**List Date:** 06/20/2016  
**List Price:** \$4,195,000  
**ADOM:** 59  
**CDOM:** 59

If you have often imagined living by the shore, this magnificent Gulf-front property invites you to bring your vision to life on almost one-acre with 132.5 ft. of beach frontage. The lush tropical landscape on an immensely deep gulf-front lot provide endless options for your dream resort-style home. This exclusive island address on north Siesta Key offers full Gulf of Mexico views that create an incomparable setting. Picture yourself waking up to soothing sea breezes, enjoying simple relaxation, walking along the beach and swimming, before capping each day with a glorious sunset over the Gulf. Just moments away, you will find the vibrant epicenter of downtown Sarasota, as well as the world-class restaurants and boutiques of St. Armands Circle. Conceptual Plans are available from leading-edge, award winning architect Mark Sultana of DSDG. Combine with North Parcel to create a one of a kind estate unlike any other in SW Florida.

**Legal Desc:** PORTIONS OF BLKS 43, 51, 67 & 68, REVISED PLAT OF SIESTA & PORTION OF VACATED SHELL RD, SAID LANDS BEING MORE FULLY DESC IN OR 1078/853, ORI 2001190759 & ORI 2001190760, TOGETHER

**Ownership:** Fee Simple  
**Homestead:** No  
**Lot Dimensions:** 425x132x78  
**Lot Size Acres:** 97.00  
**Waterfront Ft:** 132  
**Water Front:** Beach - Private, Beach - Public  
**Water View:** Beach, Gulf/Ocean - Full

**Tax ID:** 0078030041  
**Tax Year:** 2015  
**Auction:** No  
**CDD:** No  
**Water Name:** SARASOTA BIG PASS  
**Water Access:** Beach - Private, Beach - Public, Gulf/Ocean

**Zoning:** RSF1  
**Taxes:** 50,842  
**Other Exmpt:** No  
**Add Parcel:** No  
**Special Tax Dist:** No  
**Fannie Mae Secured:** No  
**Front Exp:** West  
**Flood Zone:** A13

**HOA/ Comm Assn:** None

**Mo Maint \$(add HOA):** None

**Directions:** US 41 to west on Siesta Drive over Siesta Key North bridge to Higel to 3975 Shell/Higel. Immediately South of Solymar.