



\$ 795,000



4621 Gulf of Mexico Dr # 14F, Longboat Key, FL 34228

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4664627
- » Condominium | 900 ft<sup>2</sup> | Lot: 5.37 acres
- » More Info: [4621GulfofMexicoDr14FLongboatKey.IsForSale.com](http://4621GulfofMexicoDr14FLongboatKey.IsForSale.com)



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Remarks

Investment Opportunity with low HOA fees! Beautifully updated and decorated two-bedroom, two-bath unit with vaulted ceilings can sleep up to 6 at Casa Del Mar on Longboat Key. Casa Del Mar is a popular beach resort with short-term rentals located directly on the Gulf. Use the condo for your own vacation and enjoy all Longboat Key has to offer while collecting income the rest of the year. This turnkey furnished condo is tiled throughout and offers views of the tropically landscaped courtyard and partial Gulf views from the extended living area. The primary ensuite bedroom is furnished with a king size bed and built-in cabinetry. The guest bedroom is furnished with 2 twin beds, built-in cabinetry with a full bath in the hallway. The kitchen has stone counters, solid wood cabinets and stainless appliances. Community amenities include a huge 30 x 60 gulf front heated pool, grill area, tennis, pickleball and basketball. Complimentary beach lounges are provided for guests and umbrella rentals are available. Casa Del Mars on-site management handles year-round bookings along with all the details so you can enjoy your investment stress-free. Annual gross income for #14F: 2023 \$45,131 and 2024 \$59,833. Great location convenient to St Armands Circle with shons, fine and casual dining, and

