



## 4340 Falmouth Dr Unit 104, Longboat Key, FL 34228

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4629065
- » Condominium | 1,072 ft<sup>2</sup>
- » More Info: [4340FalmouthDrUnit104.IsForSale.com](https://www.realtor.com/realestateandhomes-detail/4340-Falmouth-Dr-Unit-104-Longboat-Key-FL-34228)



**Malihe Karimi**

941.376.5099

[malihekarimi@michaelsaunders.com](mailto:malihekarimi@michaelsaunders.com)

<http://malihekarimi.michaelsaunders.com>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office

440 Gulf of Mexico Drive  
Longboat Key, FL 34228  
(941) 383-7591

### Remarks

Tranquil and picturesque, with captivating water view and nature, updated and move-in ready. Feel Relaxed in your enclosed lanai while enjoying the playful dolphins, colorful birds.. A few highlights include New HVAC (2023) with 5-year warranty, updated kitchen, bathrooms, new plantation shutters (2022), remote blinds on lanai(2024), Primary bath features built-in storage, Queen size Murphy Bed in guest room, dedicated covered parking space, dedicated storage unit on second floor. Community of Longboat Harbour is amenities rich including: Private deeded Gulfside Beach Pavilion directly across the street with restrooms, showers, gated parking, and storage for your beach chairs, boat docks up to 34 feet long are located right out your back door on a first come basis, spacious updated Banquet Hall, impressive fitness center, tennis, pickleball, four heated pools, sauna, putting green, kayak launch and storage, fishing pier, billiards and card room, woodwork shop, grills, library, and artist's studio. With convenient access to Downtown Sarasota, St. Armands Circle, Anna Maria Island, Historic Cortez fishing village, championship golf courses, renowned restaurants. shonning destinations. and vibrant cultural attractions. you'll never have a shortage of entertainment ontions. This "Once in

