

# Laura Slocumb

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A4178636 4312 HIGEL AVE, SARASOTA, FL 34242



County: Sarasota  
Subdiv: FIDDLER BAYOU  
Beds: 3  
Baths: 3/0  
Pool: Private  
Style: Single Family Home  
Location: Flood Zone  
Total Acreage: One + to Two Acres  
Minimum Lease: No Minimum  
Garage/Carport: 2 Car Carport, Detached  
LP/SqFt: \$738.89

Status: **Active**  
List Price: \$2,977,000  
Year Built: 1950  
Special Sale: None  
ADOM: 97  
CDOM: 97  
Pets: Yes  
#Times per Yr:  
SqFt Heated: 4,029  
Total SqFt: 6,200

Seller wants SOLD - All Offers Considered! Appraised in 2016 at \$4,200,000. Steps to your private beach on Siesta Key. This charming old Florida style beach house, w/ views of the Big Pass. The treasured location on Siesta Key, is one of a few select owners that share a coveted private beach with sugary sands and soft sounds of the surf beyond. For ultimate privacy, this gated home is set back from the road. Built in the 1950's, with ongoing updates since. Over an acre of land surrounded by grand oaks and lush foliage. 4,000+ sf, this home exudes character and warmth; reminiscent of times when being at the beach was about casual comfort, relaxation and family time looking for shells, taking a dip in the water and enjoying spectacular sunsets. 3 bedrooms, 3 baths, this 11 room home has lots of natural wood, porcelain tile floors, very spacious rooms, Bahama shutters and open terraces to enjoy the water views of Big Pass. Two bedrms on the first floor, the master retreat encompasses the second level with a bedroom, living room, an open terrace and hydro-pool spa with great views of the water beyond. The third level has a vaulted tongue and groove wood ceiling with shuttered windows that opens for air flow. A fenced inground pool and patio, 2-car carport w/storage. 1/5 ownership of non-severable land known as Lot 10 expands the private enjoyment perfect of this superior location on North Siesta Key. Walk to Siesta Village & ODA school or enjoy miles of crystal sands of the #1 rated Siesta Beach.

### Land, Site, and Tax Information

SE/TP/RG: 01-37-17  
Subdivision #:   
Tax ID: 0079060039  
Taxes: \$18,037  
Homestead: Yes CDD: No  
Legal Desc: LOT 6 & 1/5 INT IN LOT 10 FIDDLER BAYOU  
Ownership: Fee Simple  
Book/Page: 4-91  
Lot Dim:  
Water Front: Bayou  
Water Access: Bayou, Beach - Private, Gulf/Ocean  
Water View: Bayou, Beach, Gulf/Ocean - Full

Zoning: RE2  
Future Land Use:  
Zoning Comp: Yes  
Tax Year: 2016  
Annual CDD Fee:  
Complex/Comm Name:  
Floor #:  
Lot Size Acres: 1.10  
Waterfront Ft: 163  
Water Name: FIDDLER BAYOU  
Water Extras:

Section #:  
Block/Parcel:  
Front Exp: East  
Lot #: 6  
Other Exempt:  
Mill Rate:  
Flood Zone: VE  
Lot Size SqFt: 47,942

### Interior Information

A/C: Central, Zoned/Multiple  
Heat/Fuel: Central, Fuel - Electric  
Fireplace: Yes-Family Room, Living Room, Wood Burning Fireplace  
Utilities Data: Cable Available, County Water, Public Sewer, Public Utilities, Well  
Interior Layout: Eating Space In Kitchen, Living Room/Dining Room Combo, Split Bedroom  
Interior Features: Blinds/Shades, BuiltinFeatures, Cathedral/Vaulted Ceiling, Ceiling Fan(S), Crown Molding, Hot Tub/Spa, Inside Utility, Smoke Alarm(S), Solid Surface Counters, Solid Wood Cabinets, Walk In Closet  
Master Bath: Dual Sinks  
Appliances Included: Dishwasher, Disposal, Dryer, Hot Water Electric, Indoor Grill, Microwave, Range, Washer  
Kitchen Feat: Breakfast Bar

Floor Covering: Carpet, Ceramic Tile, Laminate, Wood  
Security Sys:  
SqFt Source: Public Records  
Additional Rms: Bonus Room, Den/Library/Office, Family Room, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	18x11	1st	Ceramic Tile	Living Room	28x15	1st	Wood
Family Room	27x16	1st	Ceramic Tile	Dining Room	19x11	1st	Ceramic Tile
Dinette	13x8	1st	Ceramic Tile	Master Bedroom	19x14	2nd	Wood
2nd Bedroom	14x11	1st	Ceramic Tile	3rd Bedroom	14x13	1st	Ceramic Tile
Bonus Room	19x19	3rd	Wood	Den/Library/Office	14x14	1st	Ceramic Tile
Den/Library/Office	21x14	2nd	Laminate				

### Exterior Information

Exterior Construction: Block, Stucco, Wood Frame  
Roof: Shingle  
Exterior Features: Balcony/Sun Deck, Detached Workshop, Fenced, French Doors, Irrigation System, Mature Landscaping, Oak Trees, Patio/Porch/Deck Open  
Pool: In Ground

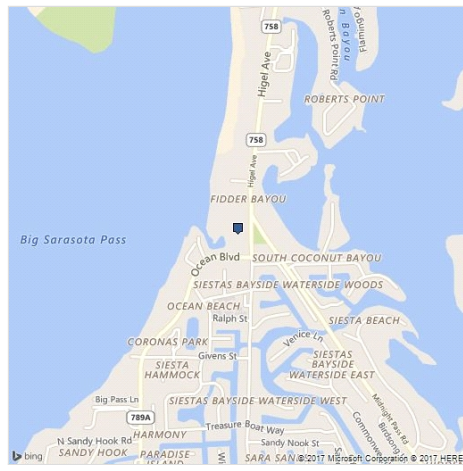
Description: Three Story  
Garage Dim:  
Pool Dim:

### Community Information

Community Features: Water Access  
HOA Comm/Assn: None  
Elementary School: Phillippi Shores Elementary  
Middle School: Brookside Middle  
High School: Sarasota High

### Map and Directions

Directions: Heading south on Higel, home is just south of MPR split. On gulf side. Gated entry.



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