

GULF FRONT ESTATE



6685 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL

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A4671535 6685 GULF OF MEXICO DR, LONGBOAT KEY, FL 34228



County: Manatee
Subdiv: T J OXFORD
Subdiv/Condo:
Beds: 8
Baths: 8/2
Pool: Private
Property Style: Single Family Residence
Lot Features:
Total Acreage: 2 to less than 5
Minimum Lease Period: 1 Month
Garage: Yes **Attch:** Yes **Spcls:** 4
Garage/Parking Features: Garage Door Opener, Ground Level, Oversized
Assigned Spcls:
New Construction: No
Property Condition: Completed
LP/SqFt: \$1,219.42
Status: Active
List Price: \$15,550,000
Year Built: 1982
Special Sale: None
ADOM: 136
CDOM: 136
Pets: Yes
Max Times per Yr:
Carport: No **Spcls:**
Permit Number:
Proj Comp Date:
Heated
Area: 12,752 SqFt / 1,185 SqM
Total Area:
 19,606 SqFt / 1,821 SqM
Home Warranty Y/N: No
Flood Zone Code: AE
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Where the sky opens wide above the Gulf and the shoreline runs uninterrupted, this extraordinary 12,000+ sq. ft. estate stands with a presence that defies comparison. Set on nearly 200 feet of pristine beachfront, the residence is elevated on pilings and wrapped in walls of glass that pull the Gulf's horizon into every major living space. Inside, soaring cedar ceilings, exposed trusses, and dramatic lines create a sense of volume and warmth that is both refined and inviting. The great room unfolds beneath grand architectural beams and transitions effortlessly to expansive terraces above the sand. A richly crafted lounge with custom bar and billiards area brings a club-like sophistication to the home's entertainment spaces. The extraordinary chef's kitchen commands attention with custom inlaid cabinetry, dual oversized islands, professional-grade appliances, and a hidden pantry—ideal for both catered events and everyday living. The second-floor primary suite serves as a private escape with Gulf views, generous sitting area, and a spa-inspired bath. Additional bedroom suites offer privacy for guests, while flexible spaces—including offices, fitness room with sauna, and bonus areas—accommodate a variety of lifestyles. An elevated pool and spa overlook the beach, complemented by multiple decks and outdoor living areas that capture sunrise, sunset, and the sound of the surf. With two elevators, multi-car garage, and exceptional craftsmanship throughout, this is a residence designed for those who seek scale, presence, and true Gulf-front living.

Land, Site, and Tax Information

Legal Desc: LOT 2 T J OXFORD SUB PI#78268.0015/8

SE/TP/RG: 22-35S-16E

Subdivision #:

Between US 1 & River:

Tax ID: [7826800158](#)

Taxes: \$68,724

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 7826800158

Add Parcel: No

of Parcels:

Ownership: Fee Simple

SW Subd Condo#:

Development:

Flood Zone: AE

Floors in Unit/Home: Three Or More

Bldg Name/#:

Book/Page: 17-82

MH Make:

Land Lease Y/N: No

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions: 180x300

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage: Yes-Gulf/Ocean

Water Frontage Lengths (in feet):

Beach 180

Gulf Ocean 180

Water Access: Yes-Gulf/Ocean

Water View: Yes-GulfFull

Addtl Water Info:

Zoning: R3SF

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Block/Parcel:

Front Exposure: East

Lot #: 2

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name: T J Oxford Subdivision

Flood Zone Date: 08/10/2021

Floor #:

Total # of Floors: 3

Census Block: 3

MH Model:

Flood Zone Panel: 12081C0291F

Census Tract: 001705

MH Width:

Lot Size Acres: 3.51

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Waterfront Ft: 360

Lot Size: 153,000 SqFt / 14,214 SqM

End Date of Lease:

Water Name: GULF OF AMERICA

Water Extras: No

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Heated Area Source: Public Records

Laundry Features: Inside, Laundry Room

Fireplace: Yes-Gas

Accessibility Features:

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

Flooring Covering: Tile, Wood

Security Feat:

Total Area Source: Public Records

Window Features:

Furnishings: Negotiable

Water: Public

of Wells:

Additional Rooms: Den/Library/Office, Family Room, Great Room, Inside Utility, Storage Rooms

Interior Feat: Built in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, Elevator, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments

Appliances Incl: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Indoor Grill, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Kitchen	Second	31x17			
Living Room	Second	14x14			
Family Room	Second	57x32			
Primary Bedroom	Second	20x27		Walk-in Closet	
Family Room	Third	24x32			
Gym	Second	32x21			
Game Room	Second	25x17			
Dining Room	Second	23x15			

Exterior Information

Other Structures:

Ext Construction: Wood Frame

Roof: Membrane, Metal

Foundation: Pillar/Post/Pier

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:Other

Ext Features: Awning(s), Balcony, Irrigation System, Lighting, Outdoor Kitchen, Shade Shutter(s), Sliding Doors, Storage

Other Equipment:

Patio And Porch Features: Covered, Deck

Pool: Private

Pool Dimensions:

Spa and Features: Yes-Heated

Pool Features: Heated

Vegetation: Mature Landscaping

View: Water

Farm Type:

Horse Amenities:

of Stalls:

Road Surface Type: Paved

Road Responsibility:Public Maintained Road

Barn Features:

Fencing:

Paddocks/Pastures:

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

HOA / Comm Assn: No

HOA Fee:

Master Assn/Name:No

Monthly HOA Amount:

Condo Fee:

Housing for Older Per: No

Affidavit:

of Pets:

Max Pet Wt:

Can Property be Leased: Yes

Lease Restrictions: Yes

Minimum Lease Period:1 Month

Approval Process: See Documents

Additional Lease Restrictions: See Documents

Amenities w/Addnl Fees: See Documents

HOA Pmt Sched:

Master Assn Fee:

Other Fee:

Monthly Condo Fee:

Expire/Renewal Date:

Pet Size: Extra Large (101+ Lbs.)

Pet Restrictions: See Documents

Building Elevator Y/N:Yes

Mo Maint\$(add HOA):

Master Assn Ph:

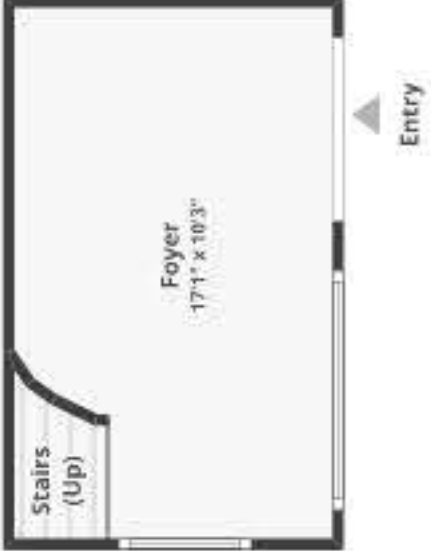
FCMR Website Y/N:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

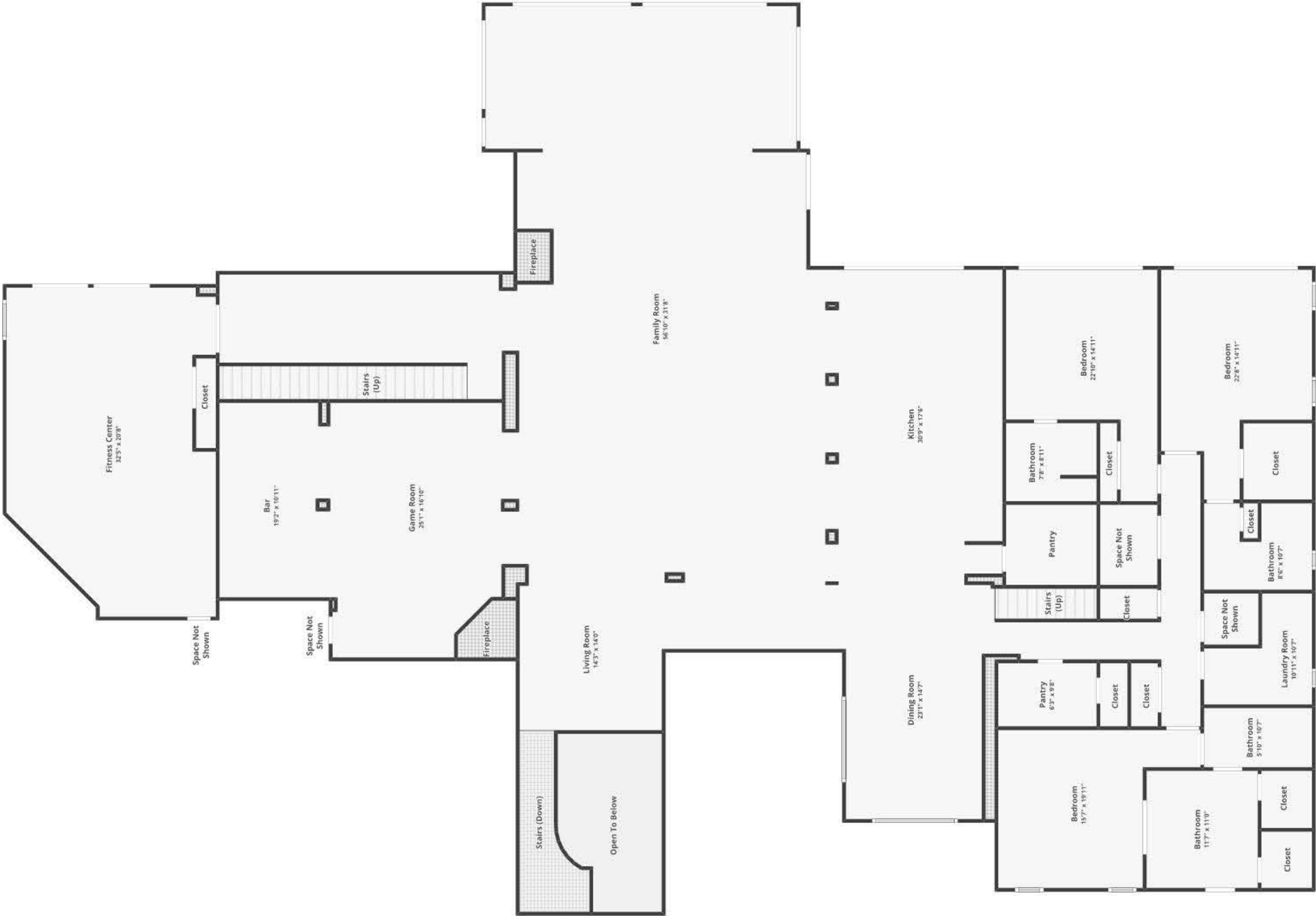
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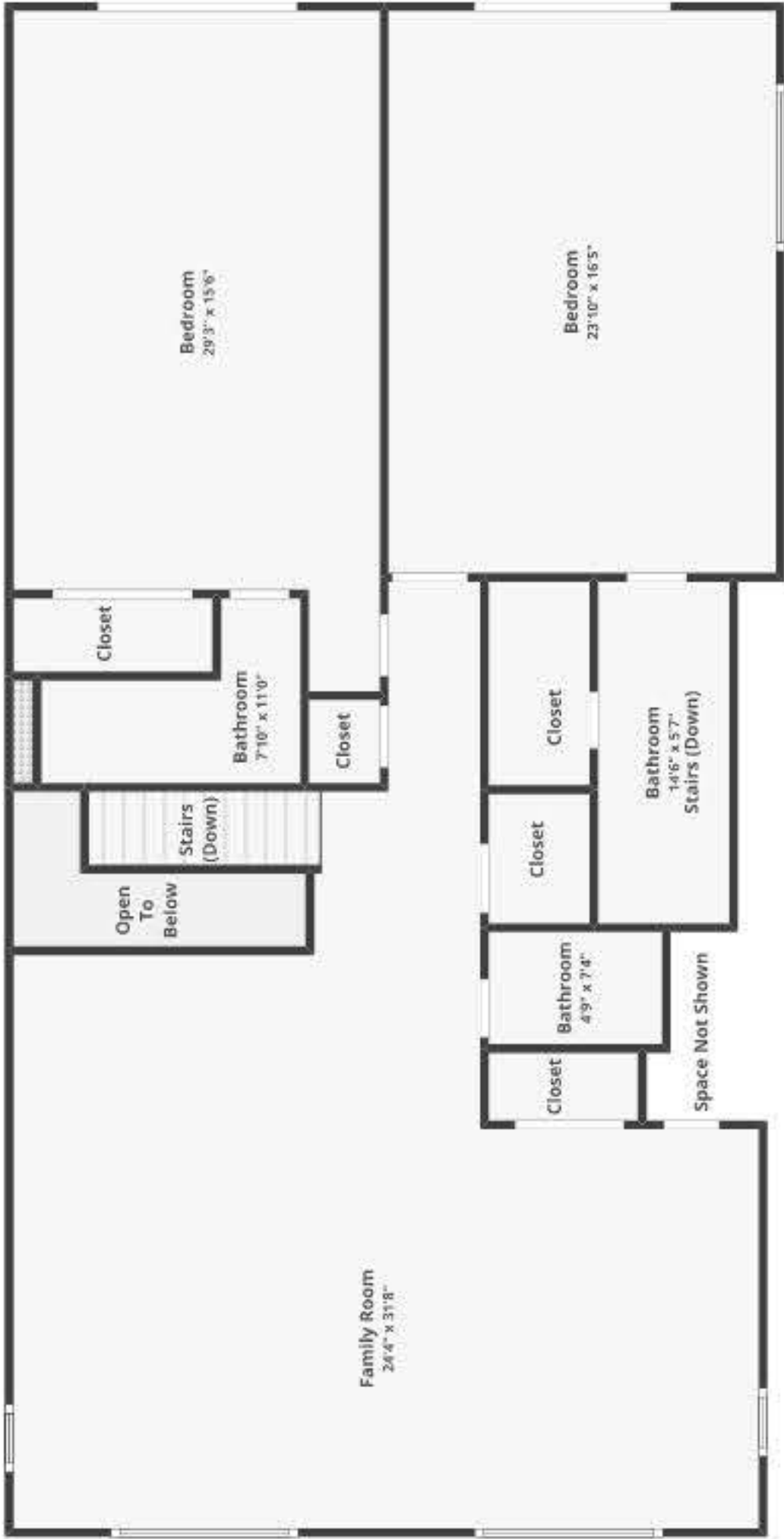
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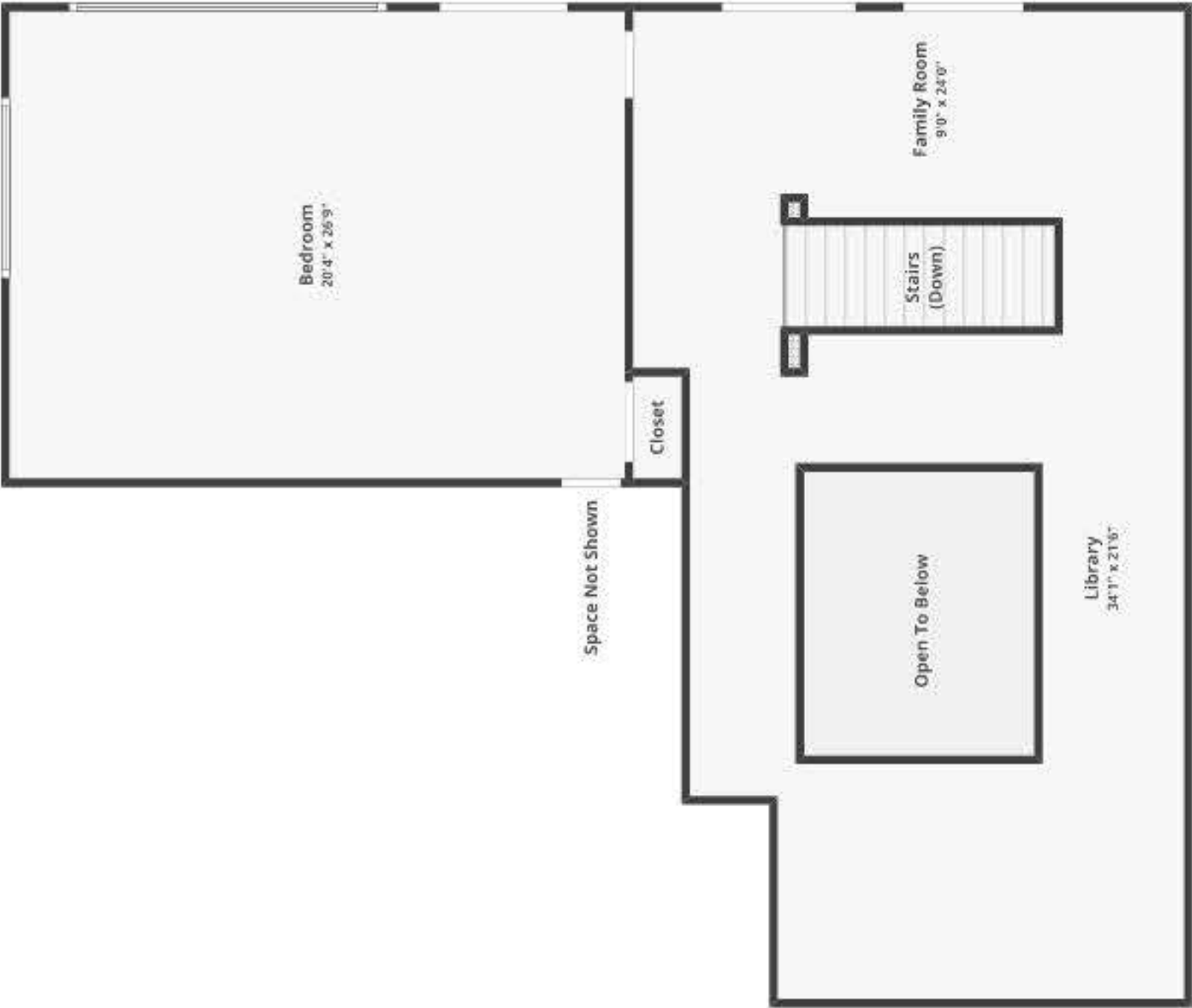
FLOOR 1



FLOOR 2



FLOOR 3 - A



FLOOR 3 - B

Appliance Type	Brand	MFR Date
Kitchen		
Refrigerator	SubZero	2000
Wine Fridge 1	Wolf	2000
Drink Fridge	Wolf	2021
Ice Maker	Wolf	2007
Freezer Drawer	SubZero	1996
Refrigerator Drawer	SubZero	1997
Dishwasher 1	Miele	2000
Dishwasher 2	Miele	2000
Dishwasher 3	Miele	1996
Cooktop 1	Wolf (gas)	2005
Cooktop 2	Wolf (gas)	2005
Cooktop 3	Wolf (gas)	2005
Double Convection Oven	Wolf	2005

Kitchen Pantry		
Refrigerator	SubZero	2003
Freezer	SubZero	2003
Microwave	Panasonic	2009
Double Oven	Thermador	2009

A/C Units		
First Floor		
A/C 1	Carrier	2018
A/C 2	Carrier	2019
A/C 3	Carrier	2018
A/C 4	Carrier	2018
Second Floor		
A/C 5	Carrier	2022
A/C 6	Carrier	2018
Under House		
A/C 7	Trane	2016
A/C 8	Trane	2023

Appliance Type	Brand	MFR Date
Office		
Wine Refrigerator	EdgeStar	2014
Bar Room		
Wine Refrigerator 1	EdgeStar	2014
Wine Refrigerator 2	EdgeStar	2014
Wine Refrigerator 3	EdgeStar	2014
Windows & Shutters		
Hurricane Shutters	Glass	High-Impact throughout the home
		On every window & door
Primary Suite		
Refrigerator	Uline	2008
Dishwasher	Ficher & Paykel	2008

Outside Kitchen		
Grill	Blaze Marine Series	2018
Refrigerator	Blaze Marine Series	2018
Fireplace		2018

Seller's Real Property Disclosure Statement



SELLER(S) NAME(S): David M Kantor and Teena R Kantor ("Seller" or "you")

Property Address: 6685 Gulf of Mexico Drive, Longboat Key, FL 34228 ("Property")

IMPORTANT NOTICE TO SELLER AND BUYER

Florida law requires sellers of residential real estate to disclose to a buyer all known facts that materially affect the value or desirability of the property being sold that are not readily observable by, or known to, the buyer. This Disclosure Statement is designed to assist you in complying with those disclosure requirements and to assist the buyer in evaluating the Property. The listing and selling real estate brokers and their respective representatives (collectively, "Brokers") will also rely upon this information when they evaluate, market, and present the Property to prospective buyers.

This is a disclosure of Seller's knowledge of the conditions below as of the date signed by Seller and is not a substitute for any inspections or warranties that buyer may wish to obtain. Buyer agrees that the information contained below is not a warranty or representation of any kind by the Brokers (none of whom have made any independent verification of the information contained herein) and buyer agrees not to rely on it as such. By signing below, Buyer agrees to hold Brokers harmless from any non-disclosure, omission, or misrepresentation of seller or any other party.

- | | YES | NO | UNKNOWN |
|---|-------------------------------------|-------------------------------------|---------|
| 1. OCCUPANCY | | | |
| (a) Do you reside in the Property? If not, when did you last? _____ | ☒ | ☐ | |
| (b) Is the Property currently leased? If YES, when does the lease expire? _____ | ☐ | ☒ | |
| (c) If your answers to (a) and (b) are NO, is the Property vacant? _____ | ☐ | ☐ | |
| 2. LIVING AREA / SQUARE FOOTAGE | | | |
| (a) # of Bedrooms: <u>8</u> # of Bathrooms: <u>6 bed / 6.2 baths</u> <u>8.2</u> | | | |
| (b) Total livable square footage of Property that is under air: <u>12752</u> <u>12319</u> | | | |
| (c) Source of the information provided in (b) above: <u>Architectural Pkgs</u> | ☒ | ☐ | |
| (d) Are you aware of any discrepancy between the information provided in (a) or (b) above and the public records (e.g., property appraiser website, building department)? If YES, explain:
<u>Going by Built Arch. Actual Pkgs</u> | | | |

NOTICE TO BUYER: The information provided above may be different from the information shown in the MLS or public records, and it may not reflect the actual number of rooms or square footage. If this information is important or material to your decision to purchase or value the Property, you agree to (a) review the property information that is available on the County's Property Appraiser's website, (b) personally verify the information and resolving any discrepancies by having the Property measured by an appraiser or other qualified professional (Brokers have not measured the Property), and (c) not rely on any information provided by Brokers regarding the square footage, including the information in the MLS.

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 3. LAND CONDITIONS | | | |
| (a) Are you aware of any fill or expansive soil on the Property? | ☐ | ☒ | |
| (b) Are you aware of any existing or prior sinkholes, sliding, settling, earth movement, or earth stability problems on the Property of adjoining properties? | ☐ | ☒ | |
| (c) Has any insurance company paid any amounts on a claim relating to a sinkhole affecting the Property? | ☐ | ☒ | ☐ |
| (d) If your answer to (c) is YES, were the full amounts of the proceeds utilized to repair the sinkhole damage? (Seller responses to (c) and (d) required by §627.7073(c), Florida Statutes). | ☐ | ☐ | ☐ |
| (e) Is the Property (or any part thereof) located in a flood zone or wetlands area? | ☒ | ☐ | ☐ |
| (f) Are you aware of any existing or prior drainage or flood problems affecting the Property or adjoining properties? | ☒ | ☐ | |
| (g) If any answer in (a) – (f) above is YES, explain: <u>Flooded during Helen's surt surge, only floating in 25 year ownership, no flood living area had flooding</u> | | | |
| (h) Is the Property partially or totally seaward of the Coastal Construction Control Line? | ☐ | ☐ | ☒ |
| (i) Does your lender require you to maintain flood insurance? | ☒ | ☐ | |
| 4. DEED RESTRICTIONS / SUBSURFACE RIGHTS / BOUNDARIES | | | |
| (a) Are there any deed restrictions, covenants, or declarations (including, but not limited to, rental or pet restrictions) affecting the Property? | ☒ | ☐ | ☐ |

	YES	NO	UNKNOWN
(b) Are any driveways, walls, fences, or other features shared with adjoining property owners?	☐	☒	☐
(c) Have any subsurface rights (as defined by section 689.29(3)(b), Florida Statutes), or rights of entry been severed or retained by a third party or prior owner/developer?	☐	☒	☐
(d) Are you aware of any encroachments, boundary disputes, or easements on or affecting the Property?	☐	☒	
(e) If any answer in (a) – (d) above is YES, explain: <u>Town Covenants concerning ability to Rent</u>			
5. STRUCTURAL ITEMS			
(a) Are you aware of any past or present movement, shifting, deterioration or other problems with the walls or foundations?	☐	☒	
(b) Have you ever filed an insurance or manufacturer's claim for defective or damaged construction or materials?	☐	☒	
(c) Are you aware of any past or present structural cracks or flaws in the walls, floors, or foundations?	☐	☒	
(d) Are you aware of any defects or problems with driveways, walkways, patios, or retaining walls?	☐	☒	
(e) If any answer in (a) – (d) above is YES, explain: _____			
6. ADDITIONS / REMODELS / WINDOWS / DOORS			
(a) Have there been any additions, structural changes, or other alterations made to the Property?	☒	☐	☐
(b) If your answer to (a) is YES, were all necessary permits / approvals obtained and was all work done in compliance with the applicable zoning and building codes? If NO, explain: _____	☒	☐	☐
(c) Does the Property have hurricane or impact windows and doors? If YES, if there are any windows or doors that are not, identify which are not: _____	☒	☐	☐
(d) Are any improvements built below the base flood elevation level?	☒	☐	☐
(e) Do any improvements violate applicable local, state, or federal flood regulations or guidelines?	☐	☒	☐
(f) If your answer to (d) or (e) is YES, explain: <u>(D) Foyer / Entrance</u>			
7. ELECTRICAL SYSTEMS			
(a) Are you aware of any knob and tube wiring on the Property?	☐	☒	
(b) Are you aware of any aluminum wiring on the Property other than the primary service line?	☐	☒	
(c) Are you aware of any problems or conditions that affect the operation, safety, or desirability of the electrical wiring or systems? If YES, explain: _____	☐	☒	
8. HEATING AND AIR CONDITIONING (Check all that apply)			
(a) Air Conditioning: ☒ Central Electric ☐ Central Gas ☐ Window Approximate Age: <u>Various, All under 10 years</u>			
(b) Heating: ☒ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Other _____			
(c) Water Heating: ☐ Electric ☒ Gas ☐ Solar ☐ Other _____			
(d) Is each item checked above in good working order (i.e., operating in the manner that it was intended to operate)? If NO, explain: _____	☒	☐	☐
9. APPLIANCES			
(a) Is each appliance that is being sold with the Property in working condition (i.e., operating in the manner that it was intended to operate)? If NO, explain: _____	☒	☐	☐
(b) Are any of the appliances leased? If YES, which: _____	☐	☒	☐
10. PLUMBING RELATED ITEMS			
(a) Drinking water source? ☒ Public ☐ Private System ☐ Well			
(b) If your drinking water is from a well, when was the last water safety check and what was the result of the test? _____			
(c) Do you have a water softener? If YES, is it: ☐ leased OR ☐ owned	☐	☐	☐
(d) Are you aware of any polybutylene or cast-iron pipes on the Property?	☐	☒	
(e) Water source for your sprinkler system, if applicable? <u>well</u>			
(f) Type of sewage system: ☒ Public ☐ Private ☐ Septic Tank ☐ Cesspool			
(g) If septic tank, when was it last serviced? _____			
(h) Is there a sewage or sump pump?	☐	☒	☐
11. ROOF / SOLAR PANELS			
(a) Approximate roof age: <u>2</u> years			
(b) Are there any leased or financed solar panels on the Property? If YES, explain: _____	☐	☒	
(c) Has the roof ever leaked or been damaged?	☒	☐	☐

- | | YES | NO | UNKNOWN |
|--|--|-------------------------------------|--------------------------|
| (d) Has the roof (or solar panels, if any) been replaced or repaired during your ownership? | ☒ | ☐ | |
| (e) Have you ever filed an insurance or manufacturer's claim for roof or solar panel defects/damage? | ☐ | ☒ | |
| (f) Are there any existing problems or defects with the roof, solar panels, fascia, soffits, flashings, or rain gutters? | ☐ | ☒ | ☐ |
| (g) If any answer in (c) – (f) above is YES, explain: | <u>Roof Replaced in Spring 2014, Repaired after H1, H2</u> | | |

12. TERMITES, WOOD DESTROYING ORGANISMS ("WDO"), RODENTS, PESTS

- | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|
| (a) Are there termites or other WDO's (e.g., powder-posts beetles, old house borers, wood decaying fungi), rodents, or pest infestations on or affecting the Property? | ☐ | ☐ | ☒ |
| (b) If your answer to (a) is YES, is there any existing damage to the Property? | ☐ | ☐ | ☐ |
| (c) Do you know of any termite, WDO or pest control reports or treatments for the Property in the last 5 years? | ☒ | ☐ | |
| (d) If any answer in (a) – (c) above is YES, explain: | <u>Ongoing Service</u> | | |
| (e) Is the Property currently under warranty or other coverage by a licensed pest control company? If YES, state the name of the company: | ☒ | ☐ | ☐ |
| (f) Does the warranty cover (check all that apply): ☐ repairs ☒ treatment ☒ regular pest control | | | |
| (g) Is the warranty transferable to the Buyer? If YES, Buyer should check for transfer procedures and costs, if any. | ☐ | ☐ | ☒ |

13. DOCKS, DAVITS, PIERS AND SEAWALLS

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Approximate size of seawall / waterfront: _____ linear feet | ☐ | ☒ | ☐ |
| (b) Is the Property owner responsible for maintenance and/or repair of the seawall? | ☐ | ☒ | ☐ |
| (c) Are you aware of any repairs or renovations to the seawall in the last 5 years? If YES, explain: | ☐ | ☒ | |
| (d) Is there a boat lift on the Property? | ☐ | ☒ | ☐ |
| (e) Boat lift capacity: _____ lbs. _____ feet | | | |
| (f) Is the boat lift and its systems in good working order? | ☐ | ☒ | ☐ |
| (g) If your answer to (f) is NO, explain: | | | |
| (h) Maximum size boat that can be legally docked at the Property: | ☐ | ☒ | ☐ |
| (i) Are there any conditions, such as low tides, that may interfere with the ability to navigate to and from the dock or to access or utilize the boat lift? IF YES, explain: | ☐ | ☒ | ☐ |
| (j) Are there any restrictions to accessing (ingress and egress) the body of adjoining water, if any? | ☐ | ☒ | ☐ |
| (k) Are there any conditions that may affect the desirability, use, or function of any dock, boat lift, davits, pier, or seawall? If YES, explain: | ☐ | ☐ | ☐ |
| (l) Were all permits required for the construction or maintenance of the dock, boat lift, davits, pier, or seawall obtained? | ☐ | ☐ | ☐ |
| (m) If your answer to (l) is No, explain: | ☐ | ☐ | ☐ |

14. MOLD, ENVIRONMENTAL, AND LEAD BASED PAINT

- | | | | |
|--|--|-------------------------------------|--------------------------|
| (a) Is there now, or has there been in the past, any: | ☒ | ☐ | ☐ |
| (i) water leakage, intrusion, accumulation, or dampness in or affecting the Property? | ☐ | ☒ | ☐ |
| (ii) instances of mold, moisture, or dampness in or affecting the Property? | ☒ | ☐ | ☐ |
| (iii) damage to the Property that resulted from any of the conditions in (i) or (ii) above? | | | |
| (b) If any answer to (i), (ii) or (iii) above is YES, explain: | <u>Seepage and exhalation had water from Helix</u>
<u>Sept 2015</u> | | |
| (c) Was the Property built before 1978? If YES, Seller must provide buyer with a Lead Based Paint Disclosure Statement prior to being bound by a sales contract in compliance with federal law. | ☐ | ☒ | ☐ |
| (d) Are there any environmental hazards or contaminants on or affecting the Property including, but not limited to: lead based paint, formaldehyde, asbestos, radon gas, PCB's, methamphetamine contamination, defective or contaminated drywall, contaminated soil or water, active or abandoned storage tanks (fuel, propane or chemical)? | ☐ | ☒ | ☐ |
| (e) Has the Property been tested for any of the items listed in (d) above? If YES, explain: | ☐ | ☒ | ☐ |
| (f) Are there archeological sites, mangroves, or other environmentally sensitive or protected areas located on the Property? If YES, explain: | ☐ | ☒ | ☐ |

YES **NO** **UNKNOWN**

15. POOLS; HOT TUBS; SPAS

The Florida Residential Swimming Pool Safety Act ("Act") requires a "swimming pool" with a certificate of completion on or after October 1, 2000, to have at least one safety feature specified in §515.27(1) of the Act. The Act defines a "swimming pool" as "any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24" deep including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas."

- | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| (a) If the Property has a "swimming pool" as defined by the Act, does it comply with the Act? | ☒ | ☐ | ☐ |
| (b) Has any in-ground pool, hot tub or spa on the Property been demolished and/or filled? | ☐ | ☒ | ☐ |
| (c) Are any of the following heated? Pool: Yes ☒ OR No ☐ Hot Tub/ Spa: Yes ☒ OR No ☐ | ☒ | ☐ | ☐ |
| (d) Is the pool and hot tub/spa equipment (including, but not limited to, any heater, vacuum system, chlorinator, or waterfall feature) in good working condition? If NO, explain: | ☒ | ☐ | ☐ |
| (e) Is any of the equipment servicing the pool or hot tub/spa leased? If "Yes", explain: | ☐ | ☒ | ☐ |
| (f) Are you aware of any structural or other defects with the pool, hot tub, spa, or related equipment? If YES, explain: | ☐ | ☒ | ☐ |

16. HOMEOWNERS' ASSOCIATION

If the Property is governed by a homeowner's association (HOA), Buyer should read the HOA's official records, by-laws, restrictions, covenants, declarations, and meeting minutes ("HOA Records") prior to making an offer. The HOA Records may include information on any proposed changes or assessments, the HOA's financial condition; any recurring dues/fees; periodic and/or special assessments; capital contributions; restrictions on construction, architectural modifications, landscaping, parking, vehicles, pets, and leasing; or threatened or pending litigation.

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Is membership in a HOA mandatory? | ☐ | ☒ | ☐ |
| (b) Are you aware of any existing or threatened lawsuits or other legal or administrative actions against the HOA? If YES, explain: | ☐ | ☒ | ☐ |
| (c) Are the access roads: ☐ HOA owned OR ☐ publicly owned (e.g., city, county)? | | | |

17. NEIGHBORHOOD

Are you aware of any existing conditions or proposed changes in the immediate neighborhood that may materially affect the value or desirability of the Property such as noise or other nuisances, electric or magnetic field levels, or threat of condemnation? If YES, explain:

☐	☒
--------------------------	-------------------------------------

Notice to Buyer: The Florida Department of Law Enforcement maintains a public database of sexual offenders and where they may reside. For more information, or to conduct a search of a neighborhood, visit www.fdle.state.fl.us

18. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")

Is Seller subject to FIRPTA withholding under §1445 of the IRS Code? If YES, Buyer and Seller should consult with tax and legal professionals regarding any tax and withholding obligations.

☐	☒
--------------------------	-------------------------------------

19. OTHER MATTERS

- | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (a) Are there any existing or threatened legal actions against the Property (including, but not limited to, any unrecorded liens)? | ☐ | ☒ | ☐ |
| (b) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment pursuant to §163.08, Florida Statutes? | ☐ | ☒ | ☐ |
| (c) Are there any violations of any laws or regulations relating to the Property (e.g., zoning or code violations, nonconforming uses, setback violations)? | ☐ | ☒ | ☐ |
| (d) Have you ever had any claims filed against your homeowner's insurance policy? | ☒ | ☐ | ☐ |
| (e) Are there any potential zoning, code, or road changes that may affect the Property? | ☐ | ☒ | ☐ |
| (f) Are there any other conditions that have not been disclosed in this Disclosure Statement that may materially affect the value or desirability of the Property that are not readily observable to a buyer? | ☐ | ☒ | ☐ |
| (g) If any answer to (a) - (f) above is YES, explain: <i>(d) Hurricane Claims for Helene and Milton</i> | | | |
| (h) Is there an existing home warranty in place? | ☐ | ☒ | ☐ |
| (i) If your answer to (h) is YES, does the warranty automatically transfer to the buyer? | ☐ | ☐ | ☐ |

Additional Notes:

ACKNOWLEDGMENT OF SELLER

Seller acknowledges that (a) Seller, and not the Brokers, has filled out this Disclosure and that Seller is not relying on the Brokers for any of the information contained herein, (b) the information in this Disclosure Statement is accurate and complete, and (c) Seller agrees to notify the listing broker in writing immediately if any information becomes inaccurate or incomplete in any way with the passage of time. Seller authorizes the Brokers to provide this information to prospective buyers.

Seller:  David M Kantor Date: 10/24/25
(signature) (print)

Seller:  Teena R Kantor Date: 10/24/25
(signature) (print)

ACKNOWLEDGMENT OF BUYER

By signing below, Buyer acknowledges and represents that (a) Buyer has been advised to (i) personally review the HOA Records, if applicable, and (ii) have the Property examined by professional inspectors to evaluate its condition and to investigate every aspect that may be important to Buyer, (b) the Brokers are not qualified to conduct such professional inspections or to inspect or detect physical defects in or affecting the Property, (c) the Brokers have not undertaken any independent investigation to verify the accuracy or completeness of the information contained in this Disclosure Statement, (d) if there are any blank or incomplete responses that are important to the Buyer, Buyer agrees to obtain written responses or a corrected Disclosure Statement from the Seller prior to signing below, (e) Buyer's signing of this Disclosure Statement with partial or incomplete answers shall constitute Buyer's knowing and voluntary waiver of any claims against any of the Brokers in any way related to such information, and (f) Seller will not be obligated to repair or correct any item listed above unless agreed to in the sales contract.

Buyer: _____ Date: _____
(signature) (print)

Buyer: _____ Date: _____
(signature) (print)

Flood Disclosure



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, David M Kantor and Teena R Kantor, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 6685 Gulf of Mexico Drive, Longboat Key, FL 34228

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller ☒ has ☐ has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller ☒ has ☐ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller ☒ has ☐ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller:

Teena R Kantor

Date:

10/24/2025

Seller:

David M Kantor

Date:

10/24/2025

Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

DISCLOSURE & HOLD HARMLESS AGREEMENT

Longboat Key Underground Utilities

The Town of Longboat Key (the "Town") has recently approved a non-ad valorem tax assessment on properties located within the Town to pay for the undergrounding of various utilities (e.g., electric, telephone, cable and fiber optic lines) (the "Project"). Attached to this Disclosure is a one page printout from the Town website (as of May 2016) that describes in greater detail the tax assessment, the undergrounding projects generally, and an estimate of each property's individual payment obligations. More detailed information, including Frequently Asked Questions and cost estimates for the assessment on each affected property, is available by visiting www.longboatkey.org and clicking on the Undergrounding Project tab on the left. The Town can also be contacted by email at underground@longboatkey.org or via phone at (941) 316-1999 for further information.

The two most frequently used residential sales contracts contain provisions addressing whether the seller or buyer will be responsible for paying the assessment. For governmental body assessments (such as the one imposed by the Town), in general the two options provided are: (a) that the seller is responsible for paying assessments in full at the time of closing; or (b) the seller is responsible for those installment payments due prior to closing and the Buyer is responsible for those installment payments due after closing. There are other contracts which may address this issue differently or even be silent on this topic. It is important that you personally review the sales contract carefully to ensure that the desired choice is selected and consult with an attorney for any advice. Nothing herein is intended to provide legal advice about the Project, the assessment, or who may be responsible for the assessment.

The undersigned acknowledge that other than the information contained herein, Coldwell Banker and its employees and affiliated sales associates have not made any representations regarding the matters described herein and the undersigned will not rely on any subsequent representations that may be made without the undersigned's independent personal verification of the accuracy and completeness of the information from other sources.

By signing below, the undersigned (i) acknowledge receipt of this document and the attached printout from the Town website titled "Utility Undergrounding Projects", (ii) agree to rely solely on advice of independent attorneys, the Town, or other third parties regarding the matters set forth herein, and (iii) agree to hold Coldwell Banker, its past, present, and future directors, employees, officers, independent contractors, agents, sales associates, brokers, representatives, subsidiaries, and affiliates, harmless from any claims, expenses, or losses of any kind in any way related to the matters described herein or in connection with the assessment by the Town.


Customer Signature Date


Customer Signature Date

Utility Undergrounding Projects

Bay Isles Association Presentation - February 2016

Bond Validation Hearing

Broadband Infrastructure Assessment

Frequently Asked Questions-GMD

GMD Assessment Search

Neighborhood Assessment Search

Neighborhood Project Presentation Feb.-2016 - Revi

NOTICE to Property Owners: 408 Gulf of Mexico Drive

Nov 3, 2015 Referendum Results

Scheduled Meeting Neighborhood

Sleepy Lagoon Presentation - February 2016

Utility Undergrounding Projects

Assessment Lookup by Address

On the left, you will see a link to "GMD Assessment Search" and "Neighborhood Assessment Search". To find the total assessment for your property you will have to lookup your address in both sections. The assessment estimates for all parcels are available.

GMD Undergrounding Project

On November 3, 2015, the Town's electors voted to authorize the Town's borrowing of up to \$25,250,000 for undergrounding utilities (electric, telephone, cable and fiber optic) and feeder lines on Gulf of Mexico Drive, including Binnacle Point in Spanish Main and on Broadway ("GMD Undergrounding Project"). These costs will be paid for through non-ad valorem assessments.

The Town recorded a Notice of Special Assessments with Sarasota and Manatee counties on May 2, 2016. This Notice puts everyone on notice that the assessments constitute a lien against the assessed property equal in rank and dignity with the liens of all state, county, city or municipal taxes and other non-ad valorem assessments. This notice does not and shall not be construed to require that individual liens or releases be filed in the Official Records.

The Town will then provide homeowners an opportunity to prepay their assessments. A letter with instructions will be mailed out no later than June 2016 requiring prepayment to occur on or before August 15, 2016. If the homeowner does not want to prepay, they do nothing in response to the letter, in which case the assessment imposed against the parcel will be collected as an annual installment appearing on the annual tax bill from their County commencing in November 2016. The annual assessment will continue for a period of thirty (30) years.

If the homeowner later decides to pay the amount in full after August 15, 2016, the taxpayer will need to contact the Town to obtain the payoff amount to reflect a reduction in the principal balance for annual payments made to date, if any, plus any accrued interest or other financing charges.

Status of Neighborhood Undergrounding Project

Following the voter approval of the "GMD Undergrounding Project", the Town Commission decided to move forward with posing a second referendum question to the Town voters related to the issuance of additional debt to finance the costs of undergrounding the remaining utilities within the neighborhood and side street areas of the Town ("Neighborhood Undergrounding Project").

On December 7th, the Town Commission reviewed the recommended methodology utilizing non-ad valorem assessments and discussed the scope of the project estimated at \$23,850,000. On December 14th, the Town Commission heard the first reading of the Ordinance 2016-05 placing the question before the voters at the March 15, 2016 election. Notice of the ordinance was issued by the Town Clerk December 23, 2015 and published in the Herald-Tribune. The second reading, public hearing and adoption of Ordinance 2016-05 occurred on January 4, 2016 (link to [Ordinance 2016-05](#)).

On March 15, 2016 the electors voted to authorize the Town's borrowing of up to \$23,850,000, to finance the remaining undergrounding of electrical utilities in certain neighborhoods including street lighting installation, and communications/fiber optics utilities in certain neighborhoods, payable solely from special assessments imposed against real property throughout the Town and other non-ad valorem revenues if necessary.

The process for implementing the special assessment for the Neighborhood Undergrounding Project is described in Town Ordinance 2016-30 and involves the following steps. The dates are tentative and may change as the process unfolds.

- Early June, 2016 - the Town Commission adopts an "Initial Assessment Resolution" which describes the project and the assessment calculation method, and schedules a public hearing to consider imposing the assessment.
- Mid-June, 2016 - the Town provides mailed and published notice of the public hearing, at least twenty days before the hearing.
- Early July - the Town Commission conducts the public hearing and then votes on adoption of a "Final Assessment Resolution" which imposes the assessment.

At the conclusion of the public hearing, the Town Commission will also consider a bond resolution authorizing issuance of revenue bonds in the not to exceed amount of \$23,850,000 to provide for the financing of the Neighborhood Undergrounding Project over a term of thirty (30) years.

Upon adoption of the Final Assessment Resolution and bond resolution, the Town will seek circuit court validation of its authority to issue the bonds to finance the Neighborhood Undergrounding Project. Validation typically takes several months, depending on the court calendaring system.

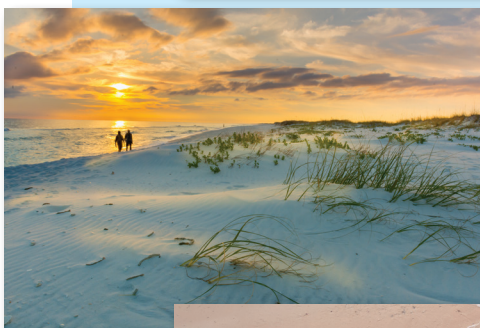
As with the GMD Undergrounding Project, homeowners will have an opportunity to prepay the neighborhood assessments. A letter with instructions will be mailed out no later than June 2017 requiring prepayment to occur on or before August 15, 2017. If the homeowner does not want to prepay, they do nothing in response to the letter, in which case the assessment imposed against the parcel will be collected as an annual installment appearing on the annual tax bill from their County commencing in November 2017. The annual assessment will continue for a period of thirty (30) years.

Additional Questions

If you have read all the information and the frequently asked questions on this page, but still have questions, please feel free to contact us by:

1. Email underground@longboatkey.org
2. Call Town Hall (941) 316-1999

Lido Key/St. Armands Circle



St. Armands has long been associated with luxury and elegance. St. Armands also has hidden property gems that will take your breath away. There are quiet residential streets, where charming single family homes, many set on canals, poke out between more recent multimillion-dollar mansions.

"The Circle" is world famous for its shops, art galleries and fine restaurants. Immerse yourself in an exceptional array of shops, restaurants, salons and spas in an atmosphere of casual elegance.

Surrounding St. Armands Circle, Lido Key combines the cosmopolitan lifestyle with a tropical beach paradise. Just minutes from downtown Sarasota, Lido Key is worlds apart in its approach to the finer things in life. Lido Key offers luxury high-rise communities (including the Ritz-Carlton at the south end), modest vintage homes, sleek modern mid-rises, and ultra-luxury waterfront mansions.

Lido Shores sits between St. Armands Key and Longboat Key, and is a neighborhood of true architectural distinction. You'll find homes from the famed modernist Sarasota School of Architecture that have been carefully restored and refurbished, along with newer residences that reflect their owners' more diverse architectural styles, from classic to contemporary.

South Lido Park is a one hundred acre natural wonderland located at the southernmost end of Lido Key surrounded by water, which create a dynamic estuary and a variety of coastal habitats. Due to the diverse groups of birds found here, this coastal area is a bird watchers paradise.

Ted Sperling Park at South Lido Beach is a hugely popular kayaking destination, with the mangrove tunnels being a stunning site to kayak through.

Bruce Myer Realtor®

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COLDWELL
BANKER

595 BAY ISLES ROAD, SUITE 250
LONGBOAT KEY, FL 34228

join in on the fun!

MEMBERSHIP CATEGORIES

FULL MEMBERSHIP

Unlimited use of 45-holes of challenging golf, two driving ranges with complimentary range balls, seven-day advance golf tee time reservations, private locker in the Member Clubhouse and complimentary golf bag care, storage and transfers. Har-Tru tennis courts, five restaurants and two lounges, beach and poolside facilities (four chairs and two umbrellas, complimentary daily), The Spa, Fitness Center and Mind & Motion Studio, an open invitation to attend Club events and activities and access to Marina Village amenities.

INITIATION FEE	ANNUAL DUES
\$175,000	FAMILY \$17,556 SINGLE \$14,265

GOLF MEMBERSHIP

Unlimited use of 45-holes of challenging golf, two driving ranges with complimentary range balls, three-day advance golf tee time reservations, private locker in the Member Clubhouse and complimentary golf bag care, storage and transfers, five restaurants and two lounges, beach and poolside facilities (four chairs and two umbrellas, complimentary daily) The Spa, Fitness Center and Mind & Motion Studio, an open invitation to attend Club events and activities and access to Marina Village amenities. And tennis, 24 times per year from May – November. Tennis court fees will apply and usage is subject to availability.

INITIATION FEE	ANNUAL DUES
\$165,000	FAMILY \$17,556 SINGLE \$14,265

TENNIS MEMBERSHIP

Unlimited use of Har-Tru tennis courts, five restaurants and two lounges, beach and poolside facilities (four chairs and two umbrellas, complimentary daily), The Spa, Fitness Center and Mind & Motion Studio. An open invitation to attend Club events and activities, and access to Marina Village amenities. Tennis memberships are invited to play golf 24 times from May – November and 10 times from December – April. Greens fees and cart fees will apply and usage is subject to availability. Two-day advance golf tee time reservations.

INITIATION FEE	ANNUAL DUES
\$125,000	FAMILY \$8,348 SINGLE \$7,792

SOCIAL MEMBERSHIP

Unlimited use of five restaurants and two lounges, beach and poolside facilities (four chairs and two umbrellas, complimentary daily), The Spa, Fitness Center and Mind & Motion Studio, an open invitation to attend Club events and activities, and access to Marina Village amenities. Social memberships are invited to play golf 24 times from May – November and 10 times from December – April, and are also invited to play tennis up to 24 times per year from May – November. Tennis court, greens and cart fees will apply and usage is subject to availability. Two-day advance golf tee time reservations.

INITIATION FEE	ANNUAL DUES
\$115,000	\$7,731

FOOD AND BEVERAGE MINIMUM FOR ALL LEVELS OF MEMBERSHIP

ANNUAL MINIMUM
\$2,000

All initiation fees, dues and food & beverage spending is subject to state sales tax and may change without notice.

9.11.24

tons of reward

CLUB MEMBERSHIP BENEFITS

As a Club member you will enjoy the following amenities, services and privileges:

45 Holes Of Championship Golf

- Multi-million dollar renovation
- PGA certified teaching professionals available for lessons and clinics
- State-of-the-art course maintenance using “green” and sustainable technologies
- Multiple practice areas including chipping and putting greens
- Two driving ranges providing complimentary range balls
- Two golf pro shops offering a full range of equipment and apparel

The Tennis Gardens At Longboat Key Club

- Named #1 Tennis Resort, Gulf Coast of Florida (Tennis Magazine)
- Rated #9 in the Top 10 Gold Medal Tennis Resorts Worldwide (Tennis Resorts Online)
- USTA Outstanding Facility of the Year Award Winner
- 24 Har Tru Courts (5 lit for nighttime play), exhibition court, players patio, and locker rooms
- 8 Pickleball courts (4 lit for nighttime play)
- U.S.T.P.A., PTR, PPR resident pros offering private lessons and daily clinics
- Racquet Sports Concierge and match play services
- Fully stocked pro shop

Five On-Site Restaurants & Lounges

(use included in each level of Membership)

- Latitudes, our signature restaurant overlooking poolside and the Gulf of Mexico
- Banyan Poolside, casual, fresh pool & beach fare
- Portofino Ristorante & L’Ancora Bar, overlooking the Marina
- The Tavern & Whiskey Bar, an American Bistro with over 100 different Whiskeys
- Spike ‘n Tees, casual salads and light fare, overlooking Links on Longboat golf course

Access To Private Beach And Pool Facilities

- Complimentary towels, beach chairs and umbrella (Four chairs and two umbrellas daily.)
- Personalized beach and pool service staff
- Additional furniture and recreational rentals available.

Fitness Center (use included in each level of Membership)

- Open 7 days a week
- 6,500 sq. ft facility
- Fitness programs and state-of-the-art training equipment
- Mind & Motion Studio offering over 60 weekly classes
- Personal trainers for individualized training sessions

The Spa (use included in each level of Membership)

- Over 50 Island inspired services
- Ten treatment rooms including a manicure/pedicure room and a couples massage room
- Licensed massage therapists
- Estheticians are available for body treatments, facials and personal consultation with treatment
- Members enjoy 20% discount on all spa services, and products

Longboat Key Club Moorings

- Members’ Only boating activities and events
- Private Marina pool, ship’s store, laundry facility, and Portofino Ristorante
- Four Pickleball courts (Available to all membership levels)
- Fuel Discounts
- Private Yacht Club Membership and Clubhouse

Club Gatherings & Catering

- Over 250 Member events and social gatherings, annually
- Catering services available for personal entertaining with Members’ Only preferred pricing
- Extensive private party facilities available at Members’ Only rates

Opal Collection Reservations Program

An exclusive ensemble of premier luxury hotels and resorts

- Best Available Rate
- Resort Fees Waived for stays at The Resort at Longboat Key Club
- Upgrades Upon Arrival (based on availability)
- Free Golf at The Sagamore or Samoset Resort (One complimentary round of golf for two guests, per stay)

¹⁴Concierge Services

Dedicated to serving members needs