

ONE HUNDRED CENTRAL

100 CENTRAL AVENUE #G-613

ROGER PETTINGELL
LUXURY WATERFRONT SPECIALIST



GLOBAL
LUXURY



How would I find out more information for this property?

Log on to www.100CentralG613.com

What is the listing price?

\$795,000

What is the Condo Association fee?

- The maintenance fee is \$3,221, paid quarterly
- Fees include: cable television, escrow reserves fund, fidelity bond, building insurance, building maintenance, grounds maintenance, on-site manager, pest control, water/sewer, trash, elevators, concierge services, gathering room with bar, fireplace and catering kitchen, fitness center, media room with state-of-the-art audio/visual equipment, overflow guest suite available on first-come basis, heated swimming pool and spa, poolside cabana with outdoor grilling

Is the residence for sale furnished?

No

When was the property built?

2005

How large is the residence?

The 2BR/2½BA plus study "G" floor plan is 1,691 SF under air-conditioning

What are the property highlights?

- Includes two secure, under-building parking spaces (#413 & 414) and one storage locker (#405)
- Pet policy: two pets allowed, no weight restrictions
- Leasing Policy: two-month lease minimum, no more than two times per year (association approval is required)

201 Gulf of Mexico Drive, Suite 1 | Longboat Key, FL 34228
www.Longboatrealestate.com | www.bestSarasotarealestate.net
[Twitter.com/RealRoger](https://twitter.com/RealRoger) | [Instagram.com/RogerPettingell](https://www.instagram.com/RogerPettingell) | Roger@Pettingell.com

