



LUXURY RESERVE AUCTION

PROPERTY PACKAGE

988 BLVD OF THE ARTS #109

SARASOTA, FLORIDA 34236



THE PRIVACY AND FEEL OF A WATERFRONT HOME



NO BUYER PREMIUM

PROPERTY PREVIEW OPPORTUNITIES

July 10-12 & July 17-19, 2026

BID SUBMISSION DEADLINE

FRIDAY, JULY 31ST

5:00 PM EASTERN TIME

SELLER CONFIRMATION REQUIRED

CONFIDENTIAL RESERVE



Residence109.com

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SECTION II

PROPERTY SUMMARY

988 Blvd of the Arts, Residence 109 — Sarasota, Florida 34236

4,115
TOTAL SQ FT

~1,800
TERRACE SQ FT

3 / 2.5
BEDS / BATHS

10 Ft
CEILINGS

2026
RENOVATED



THE TERRACE, TOWER II POOL & PRIVATE MARINA ON SARASOTA BAY

PROPERTY HIGHLIGHTS

- ◆ Rare 10-Foot Ceilings
- ◆ Elevated Garden Terrace
- ◆ Concealed Scullery / Prep Kitchen
- ◆ Direct Private Access to Resort Amenities
- ◆ Private Marina with Boat Lift Capability
- ◆ Sarasota Bay & Ringling Bridge Views

PROPERTY DETAILS

- ◆ Luxury Waterfront Condominium Residence
- ◆ Condo On The Bay – Tower II
- ◆ Interior Living Area: ~2,315 Sq Ft
- ◆ Outdoor Living: ~1,800 Sq Ft Garden Terrace

RARE 10-FOOT CEILINGS



SECTION III

THE RESIDENCE IN DETAIL



RARE 10-FOOT CEILINGS

Only first-floor and nineteenth-floor residences within Condo On The Bay feature 10-foot ceilings. Most residences feature standard 8-foot ceilings.



CONCEALED SCULLERY / PREP KITCHEN

Designed to keep the main kitchen visually pristine while entertaining. The second kitchen comes complete with:

- ◆ Built-in oven
- ◆ Second sink
- ◆ Second dishwasher
- ◆ Chef's workstation with built-in cookbook shelving
- ◆ Matching custom cabinets with soft-close doors and drawers with pull-out shelves



MAIN ENTERTAINING KITCHEN

The main entertaining kitchen has all-new custom cabinets with soft-close doors and drawers. All drawers have pull-out shelves. New induction cooktop range and stainless steel hood. All new appliances, including an oversized refrigerator with a concealed fresh water dispenser.

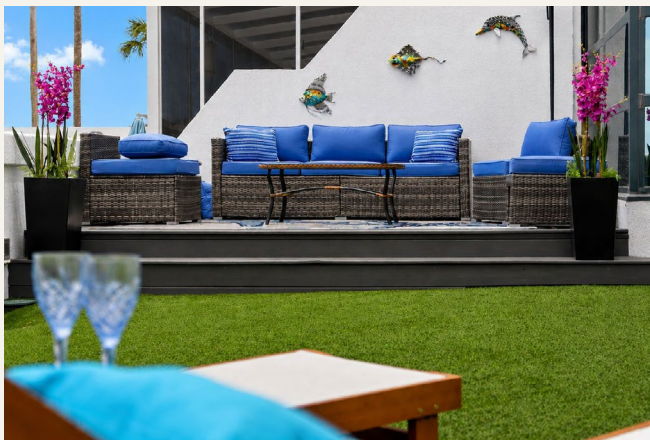
RENOVATION SUMMARY

Completely renovated and completed in 2026. Residence 109 underwent a comprehensive transformation designed to elevate both everyday living and waterfront entertaining.



Rather than pursuing a simple cosmetic update, the residence was substantially reimagined with a focus on functionality, luxury, privacy, and the seamless integration of indoor and outdoor living spaces.

The result is a highly customized waterfront residence that lives more like a private waterfront home while maintaining the convenience of lock-and-leave luxury condominium ownership.



Highlights of the renovation include:

OUTDOOR LIVING TRANSFORMATION

The elevated 1,800-SQ FT private outdoor living space designed to function as an extension of the residence.

- ◆ Professionally installed pet-friendly artificial turf
- ◆ Two new water spigots and two new all-weather electrical outlets
- ◆ Engineered drainage grid system beneath the turf
- ◆ Elevated sunset deck

ARCHITECTURAL AND INTERIOR IMPROVEMENTS

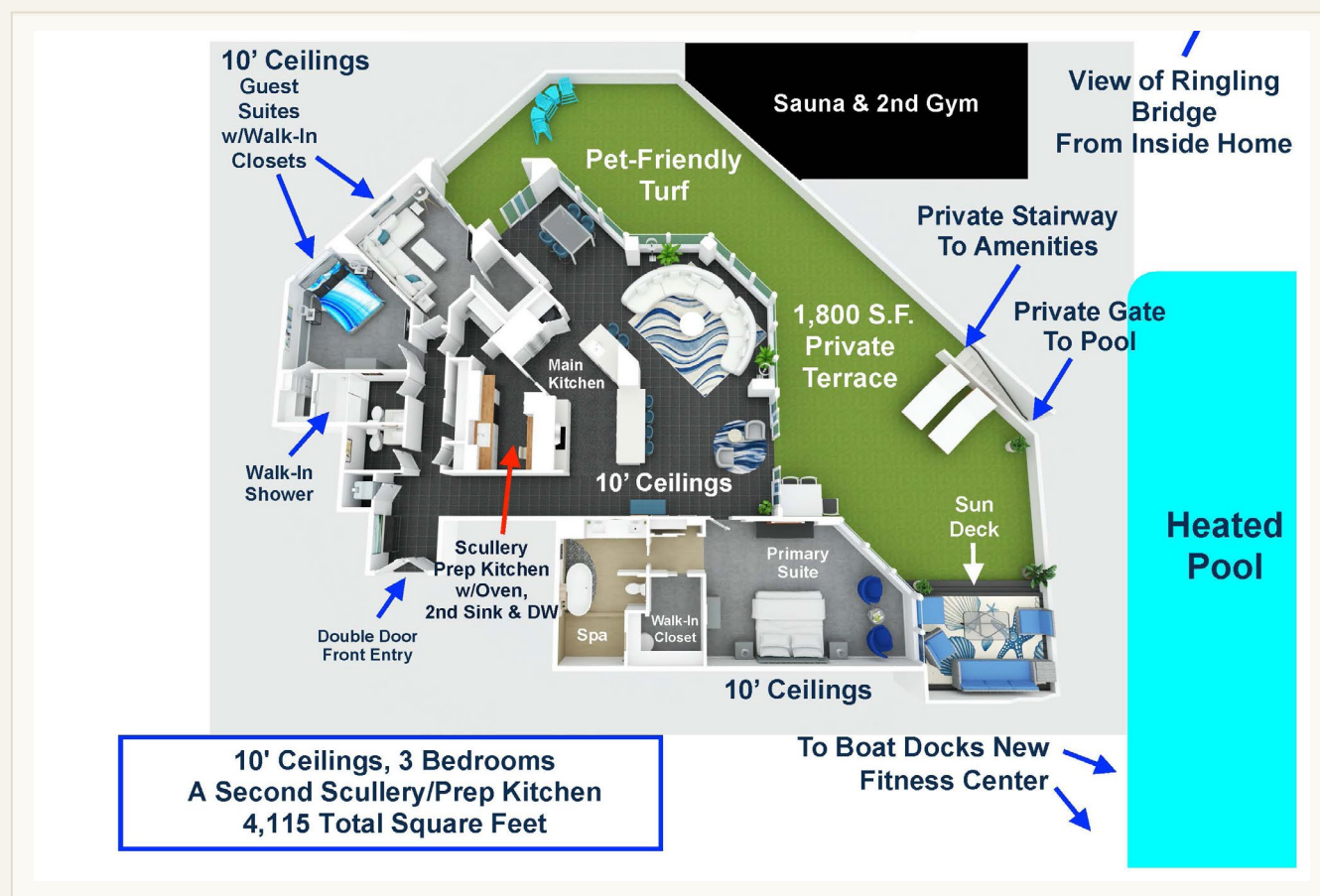
- ◆ Extensive interior renovation and redesign
- ◆ Enhanced spatial flow and functionality
- ◆ Custom finishes throughout
- ◆ Enhanced 10-foot ceilings, found only on the first and nineteenth floors within the community
- ◆ Enhanced dimmable ambient lighting and contemporary design elements

FLOOR PLAN & UNIQUE PROPERTY HIGHLIGHTS

RENOVATION SUMMARY

The renovation sought to create a residence that combines the privacy and feel of a waterfront home with the lock-and-leave convenience of luxury condominium living.

The result is a distinctive Sarasota Bay residence offering a combination of features rarely found within a single property, including 10-foot ceilings, a concealed scullery/prep kitchen direct amenity access, an approximately 1,800-square-foot elevated, private outdoor living garden terrace, marina access, and expansive Sarasota Bay and Ringling Bridge views.



CONCEALED SCULLERY / PREP KITCHEN

A concealed second kitchen keeps the main kitchen pristine while entertaining, adding prep space, storage, a second sink, and a second dishwasher.



RARE 10-FOOT CEILINGS

Only first-floor and nineteenth-floor residences within Condo On The Bay feature 10-foot ceilings. Most residences within the community feature standard 8-foot ceilings.



~1,800 SF OF PRIVATE OUTDOOR LIVING

A private elevated garden terrace for waterfront entertaining, sunset gatherings, and pet-friendly enjoyment, with turf, mature privacy hedges, and an elevated sunset deck.



LARGEST 3-BEDROOM FLOOR PLAN

The largest condo in the community with the most total square feet — it lives more like a private residence than a condominium.

SECTION VI

MADE TO ENTERTAIN



SECTION VI

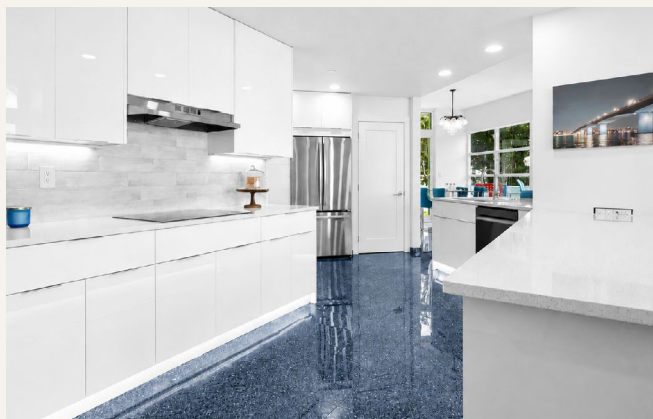
MAIN KITCHEN + 2ND SCULLERY/PREP KITCHEN



CONCEALED SCULLERY / PREP KITCHEN

Inspired by emerging luxury design trends, the residence features a concealed scullery/prep kitchen designed to keep the main kitchen visually pristine while entertaining. **Features include:**

- ◆ Chef's high-top desk complete with charging station and cookbook shelves
- ◆ Secondary commercial sink with pull-down faucet sprayer
- ◆ Matching custom cabinets with soft-close doors and drawers with pull-out shelves
- ◆ Dedicated catering and staging functionality
- ◆ Secondary dishwasher



Highlights of the renovation include:

ENTERTAINMENT KITCHEN

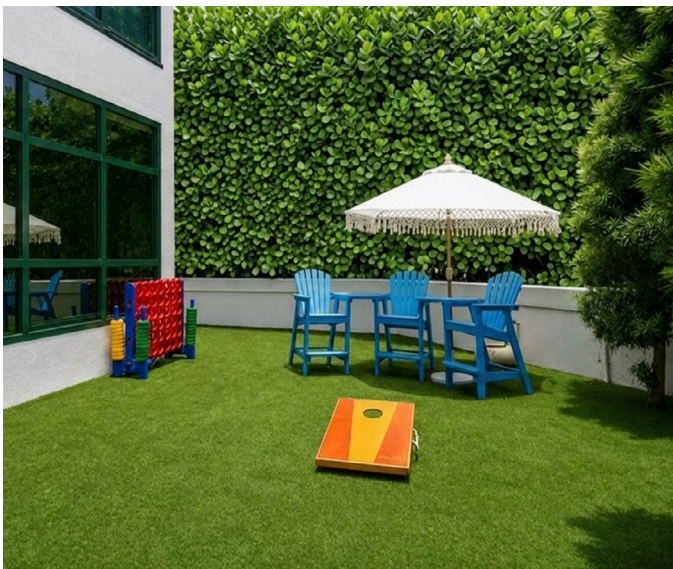
- ◆ Fully renovated primary kitchen
- ◆ Custom cabinetry and storage with pull-out shelves, soft-close doors, and drawers
- ◆ Open sightlines toward Sarasota Bay and the Ringling Bridge
- ◆ Designed to serve as the centerpiece of entertaining and daily living

ERGONOMICS IN BOTH KITCHENS

- ◆ Pull-out soft close drawers and shelves in every cabinet
- ◆ Under-cabinet lighting in the kitchen and bathrooms that illuminates the floors
- ◆ Polished stone floor surfaces selected to complement Sarasota Bay views and natural light

SECTION VII

1,800 SQ FT OUTDOOR TERRACE

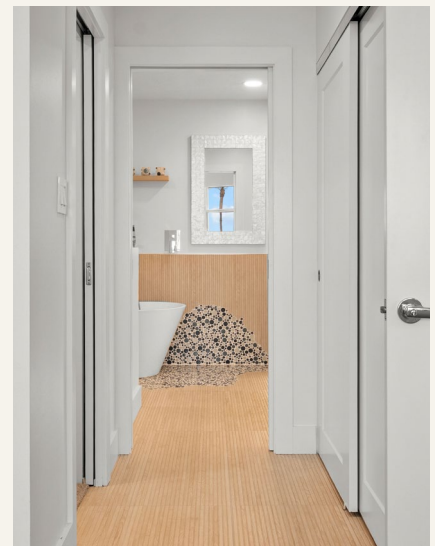


PRIMARY SUITE



RENOVATIONS & UPDATES

- ◆ Renovated primary bedroom retreat
- ◆ Updated finishes and custom design details
- ◆ Accent slat wall behind headboard
- ◆ Custom Closet Shelving



SECTION IX

YOUR PRIVATE OASIS



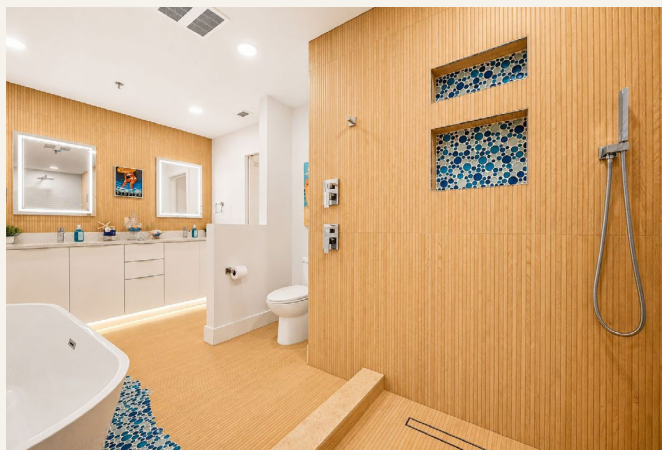
SECTION IX

PRIMARY BATHROOM



RENOVATIONS & FEATURES

- ◆ Dual vanity sinks
- ◆ Dual fog-free adjustable mirrors
- ◆ Dual shower heads
- ◆ Two-person soaking tub
- ◆ Luxury fixtures and finishes
- ◆ Custom tile and stonework
- ◆ Designed to create a private wellness retreat within the residence



UNIQUE PROPERTY HIGHLIGHTS



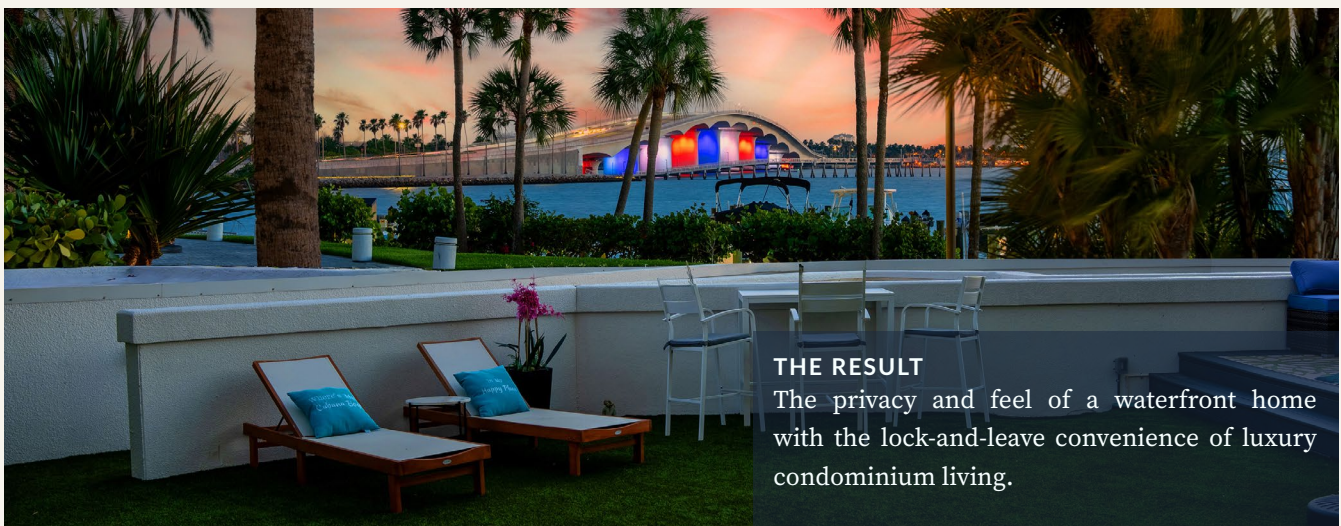
DIRECT PRIVATE ACCESS TO AMENITIES

Through a private gated stairway, residents reach the Tower II pool, fitness center, sauna, promenade, and marina — without elevators or interior corridors.



WIDE BAY SUNSETS & BRIDGE VIEWS

Unusually open sightlines across Sarasota Bay with sunset exposure and views of the iconic Ringling Bridge.

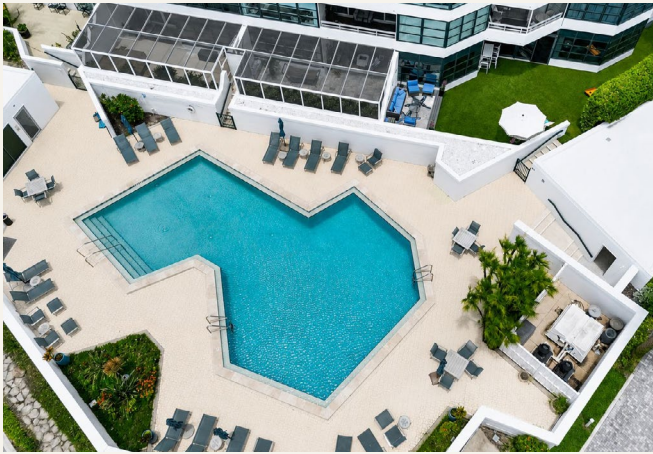


THE RESULT

The privacy and feel of a waterfront home with the lock-and-leave convenience of luxury condominium living.

UNIQUE PROPERTY HIGHLIGHTS

The Condo On The Bay community offers a collection of waterfront amenities designed to complement an active, convenient, and resort-inspired Sarasota lifestyle.



RESIDENCE 109 TERRACE FROM ABOVE & TOWER II POOL



What distinguishes Residence 109 is not merely access to these amenities, but its unique physical relationship to them. Through a private gated stairway, residents enjoy direct access to the amenities below while maintaining the privacy of a highly customized waterfront residence.

The result is a lifestyle that combines the privacy and feel of a waterfront home with the **lock-and-leave** convenience of luxury condominium living.



TWO HEATED POOLS

The Tower II pool sits directly below Residence 109, reached by a private gated stairway.



TWO FITNESS CENTERS

Recently renovated; one is just steps from Residence 109 via the private stairway.



PICKLEBALL & TENNIS

Four dedicated pickleball, plus a community tennis court overlooking the waterfront.



TWO SAUNAS

Each are uniquely convenient wellness amenities via the private stairway.



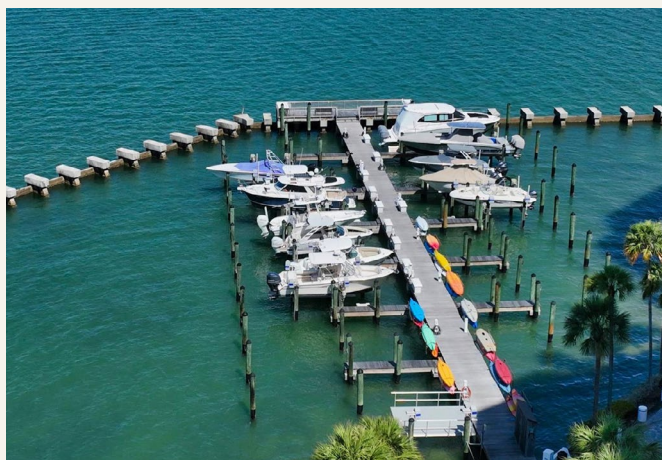
MARINA INFORMATION

Condo On The Bay offers residents the opportunity to enjoy one of Sarasota's most desirable waterfront lifestyles through its private marina and direct access to Sarasota Bay.

Unlike many waterfront condominium communities that offer water views but no boating facilities, Condo On The Bay provides residents with access to a

private marina featuring boat slips, boat lifts, kayak facilities, and immediate access to Sarasota Bay.

The marina supports an active waterfront lifestyle centered around boating, fishing, paddle sports, waterfront dining, sunset cruising, and exploration of Sarasota's extensive coastline and waterways.



PRIVATE BOAT LIFTS

The marina includes both North and South Docks with a variety of slip configurations designed to accommodate different vessel sizes. Boat slips may be available for lease, subject to community rules, availability, and marina leasing procedures.

Prospective purchasers are encouraged to independently verify current slip availability and marina policies with the Condominium Association.



RESIDENT KAYAK FACILITIES

Dedicated resident kayak storage and launch facilities provide convenient access to Sarasota Bay for paddling, exercise, wildlife observation, and waterfront recreation.

The protected marina environment offers a convenient launching point for exploring Sarasota Bay's shoreline, islands, and natural habitats.

POPULAR BOATING DESTINATIONS:

DOZENS OF WATERFRONT RESTAURANTS

DOWNTOWN SARASOTA DOCKING

LIDO KEY & SIESTA KEY BEACHES

MULTIPLE SANDBAR BOATER HANGOUTS

NEW PASS, BIG PASS, MIDNIGHT PASS

LONGBOAT KEY BEACHES

Whether enjoying a sunset cruise, waterfront dining excursion, fishing trip, or a day on the Gulf, the community marina provides a convenient point of departure directly from the community.

MARINA INFORMATION

Private Marina & Waterfront Lifestyle — one of Sarasota's most desirable waterfront lifestyles, with direct access to Sarasota Bay.



SARASOTA BAY & GULF ACCESS



BOAT LIFT ADVANTAGE

One of the marina's most unique benefits is the ability for residents to install approved boat lifts within certain leased marina spaces, subject to Association approval and applicable marina requirements.

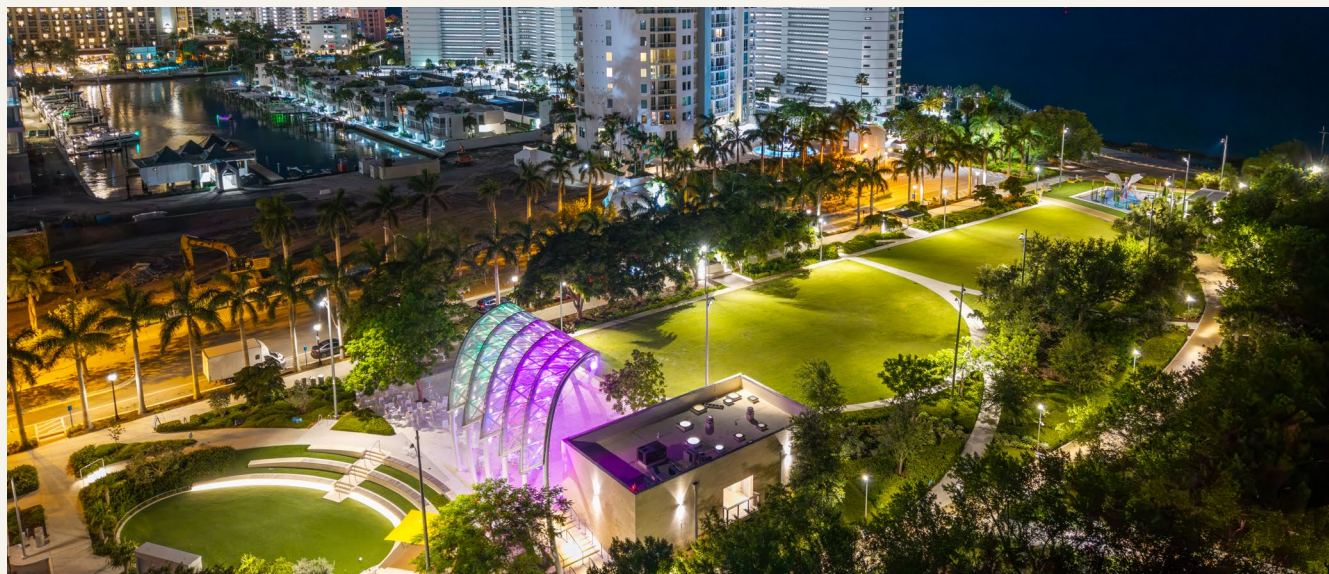


MARINA HIGHLIGHTS

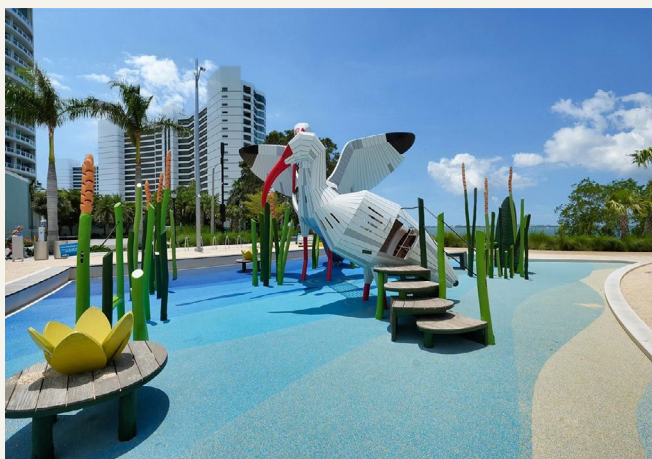
- ◆ Private Resident Marina with Boat Lifts
- ◆ Boat & Kayak Slips Available for Lease
- ◆ Electronic Kayak Lift & Launch
- ◆ Direct Sarasota Bay Access
- ◆ North & South Dock Systems
- ◆ Access to Waterfront Dining
- ◆ Gulf Access Beyond New Pass

SECTION XIII

LOCATION HIGHLIGHTS



The community's waterfront setting encourages walking, relaxation, and enjoyment of Sarasota Bay's natural beauty. Residents may enjoy waterfront strolls, sunset views, marina access, and direct interaction with Sarasota's waterfront environment.



LOCATION ADVANTAGES

Located at the western waterfront end of Blvd Of The Arts and immediately south of "The Bay" Park (a new 53-acre city park) that includes the Van Wezel Performing Arts Center and the Sarasota Orchestra headquarters, and the municipal boat ramp.

Walking destinations include:

- 20+ Rosemary District Restaurants & Cafes
- The Bay Park (City of Sarasota's Waterfront Park)
- Van Wezel Performing Arts Center
- Sarasota Orchestra H.Q.
- Dozens of Shops & Boutiques
- Publix Grocery Store
- Multiple Luxury Hotels

LIFESTYLE & SETTING



A DISTINCTIVE LIFESTYLE

The combination of direct amenity access, marina facilities, boating opportunities, waterfront recreation, walkability, and proximity to Sarasota's cultural attractions creates a lifestyle rarely found within a single residential community.

Residence 109 further enhances that experience through its unique integration with the amenities listed, allowing residents to enjoy the privacy and feel of a waterfront home while maintaining the lock-and-leave convenience of luxury condominium living.

RESIDENCE
#109 | 988
BLVD OF THE ART

LUXURY RESERVE AUCTION PROPERTY PACKAGE

Visit the Website

Residence109.com

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