



\$ 2,000,000



## 7318 Westmoreland Dr, Sarasota, FL 34243

- » Beds: 4 | Baths: 4 Full, 1 Half
- » MLS #: A4680287
- » Single Family | 4,224 ft<sup>2</sup> | Lot: 34,848 ft<sup>2</sup> (0.8 acres)
- » More Info: [7318WestmorelandDr.IsForSale.com](http://7318WestmorelandDr.IsForSale.com)



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#### Remarks

WOW..the view! This exceptional waterfront property is offered for only the second time since 1958. Ideally positioned directly on Sarasota Bay, it features sweeping bay views. Experience the magical sunsets, then the twinkling lights of Longboat Key at night. Nature lovers can enjoy the variety of birds, manatees, and frolicking dolphins. Each day is a new show of natural beauty, and the sunsets never get old. The estate-sized 0.80-acre lot offers approximately 103 feet of direct bay frontage, providing an extraordinary setting for a custom coastal retreat, and a coveted Sarasota address within Manatee County. The existing home sustained hurricane damage, presenting a rare opportunity for a new owner to reimagine or rebuild and create their dream waterfront estate. Located on boating water with access to the Intracoastal Waterway and the Gulf of Mexico, this property is perfectly suited for boating and fishing enthusiasts. An expansive raised edge pool with paver deck, fenced yard, private well irrigation and propane gas add practical value to this unique offering. The Whitfield Estates community has a rich history and is an eclectic mix of homes from 1920's Mediterranean architecture to modern designs. Voluntary neighborhood association membership is just \$30 annually and