

**LOCATION: Key West Florida Keys**

**34 Cannon Royal Drive**

**Shark Key - A Gated Island Community just minutes from Key West**

**•PRICE:\$3,995,000.00**

**•BEDROOMS: 4**

**BATHS: 3.5**

**•YEAR BUILT: 1999**

**•ALTERNATE KEY:8736711**

**ELEVATION: 14.016**

**•GROSS LIVING AREA:5,373 SQ. FT. +-**

**•LOT SIZE:34,140 Sq. Ft.**

**•MLS#:113184**

**•ZONING: IS (IMPROVED SUBDIVISION)**

**•LOT DESCRIPTION:**

**One of the largest lots on Shark Key with 34,140 Sq. Ft. +- on a beautiful point with water on two sides. The lot is one of the few on Shark Key that has deep enough water for boat access to & from the lot. It faces west with a panoramic views of the sunset.**

**•SPECIFICATIONS:**

**•Designed by Dennis Bebe and constructed by Jeff Erickson.**

**• 6,228 Sq. Ft. +- of enclosed space plus 1,558 Sq. Ft. +- on four decks**

**•First Floor- 3,350 Sq. Ft. +- Kitchen, Utility Room & Half Bath. Dining Room, Living Area, Guest Wing (3 Bedrooms 2.5 Baths and private decks)**

**•Second Floor -1,530 Sq. Ft.+ MasterSuite. Private Office & Storage and private deck.**

**•Elevator off garage to all floors**

**• Large two car garage with a FEMA approved storage and work area**

**•Separate under the house boat storage area**

**•Private Hot Tub on the main deck over looks the open water**

**•Volume Ceilings and wide Hallways**

**•Wired for both Direct Tv and local cable with high speed internet access**

**•Large emergency generator that runs entire house with underground 250 gallon propane tank.**

**•LANDSCAPING:**

**Professional Design with automatic multi-zone sprinkler and drip irrigation system. Hidden gutters on 80% of the roof captures rain water and deposits into a 28,000 gallon cistern for irrigation. If the cistern is low the system automatically draws county water. Lot is prepared to accept treated water from the county for irrigation needs.**

**•Landscaped boat launch area.**

**OUT BUILDING:**

**A beautiful orchid house with electricity, water and irrigation. The viewing area is 294 Sq. Ft. with an additional enclosed storage area of 70 Sq. Ft.**

**•CONSTRUCTION TYPE:**

**CBS home with concrete floors and stairs, exterior wall poured solid**

**•CONSTRUCTION DETAILS:**

**•Deck Details:** All decks are Brazilian Hardwood. On the main deck is a large barbecue area connected to the main propane tank along with electricity and water.

**•Windows:** Marvin windows though-out the home, electric hurricane shutters

**•Floors:** Main Floor is Travertine with Brazilian Hardwood accent in the main living area. Stairway and Master Bedroom suite and office floors are light colored bamboo bordered with dark bamboo.

**•Elevator:** New elevator by Residential Elevator Corp. Cherry wood walls with large mirror and Travertine floor.

**•Security System:** 2 Key Pads

**ROOF:** Clay tile

**POOL:** Room for a pool.

**SPA:** Main Deck

**INTERIOR FEATURES:** GRANITE COUNTER TOP, CHERRY KITCHEN CABINETS, INTER COM SYSTEM WITH 4 OUTLETS, INTERIOR & EXTERIOR SPEAKERS, LAUNDRY/UTILITY ROOM, STORAGE, SPLIT BEDROOM, TRAY CEILING IN MASTER SUITE, WALK-IN CLOSET, WET BAR /MASTR SUITE

**SEWER / WATER:** FKA, Municipal Sewer: 28,000 gallon Cistern, ( Irrigation system) Generator

**MECHANICAL:** 4 Zone A/C & 2 sub zones

**ELECTRIC:** Monthly Average \$573.

**ASSOCIATION FEES:** HOA \$380.00 Month - Includes common area maintenance & security.

**INSURANCE:** WIND - 2009/2010 \$8,927 - 5% Deductible  
2010 - Self Insured

**FLOOD -** Seller does not have flood insurance as it does not cover landscaping & irrigation equipment which is the only thing of value at ground level.

**HOMEOWNERS -** 2010/2011 \$8,463 - \$2,000. Deductible

**AMENITIES ON ISLAND:** INLAND BEACH & SWIMMING LAGOON, TWO TENNIS COURTS, BARBECUE AREA, CLUB HOUSE FOR YOUR ENJOYMENT.

**LISTING AGENT:** JOANNE ALLEN

305-923-0239 MOBILE PHONE 305-397-2755 E-FAX

LANDS END REAL ESTATE, INC.

Visit: <http://Sharkkeyflorida.com>

Virtual Tour at <http://circlepix.com/VRQP>

**IMPORTANT NOTICE:** FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES PROVIDE THIS NOTICE TO ALL POTENTIAL SELLERS & BUYERS OF REAL ESTATE. YOU SHOULD NOT ASSUME THAT ANY REAL ESTATE BROKER OR SALESPERSON REPRESENTS YOU UNLESS YOU AGREE TO ENGAGE A REAL ESTATE LICENSEE IN AN AUTHORIZED BROKERAGE RELATIONSHIP, EITHER AS A SINGLE AGENT OR AS A TRANSACTION BROKER. YOU ARE ADVISED NOT TO DISCLOSE ANY INFORMATION YOU WANT TO BE HELD IN CONFIDENCE UNTILL YOU MAKE THE DECISION ON REPRESENTATION.

**CAUTION:** CARE IS TAKEN IN OBTAINING AND PUBLISHING THIS INFORMATION. WHILE IT IS BELIEVED TO BE CORRECT, IT IS NOT GUARANTEED. BUYERS MUST VERIFY TO THEIR SATISFACTION PRIOR TO MAKING THE DECISION OR COMMITMENT TO BUY THE PROPERTY PRESENTED HERE, ALL MEASUREMENTS ARE APPROXIMATE.