



**LISTING FACT SHEET**

CENTRAL LISTING SERVICE AT OCEAN REEF

DATE: January 14, 2009 LISTING ASSOCIATE: Harrison/Kennedy

OWNER (AS TITLED): Nancy T. Hector

STREET ADDRESS: 1 Linderman Key, Key Largo, FL 33037

LEGAL DESCRIPTION: 32 58 41 B58132-02 PALO ALTO KEYS PT GOV LT 4 (Linderman Key)  
or 257-150-151 OR 867-2099/2100

PRICE: \$4,000,000.00 PROPERTY: 17 Acres

**PROPERTY FEATURES:**

HOME  CONDO  DOCK  VACANT LOT  
 WATERFRONT  GOLF COURSE  LAKEFRONT  INTERIOR  LAND AREA (SF)  
FURNISHED:  YES  NO  PARTIAL INVENTORY ATTACHED:  TO FOLLOW   
BEDROOM(S) 3 BATH(S) 2 OFFICE/DEN  YES  NO  
APPROX. SQ. FOOTAGE \_\_\_\_\_ YEAR BUILT 1968 YEAR RENOVATED \_\_\_\_\_  
ELEVATION CERTIFICATE AVAILABLE  YES  NO TYPE OF ROOF: \_\_\_\_\_  
IS THE STRUCTURE ABOVE THE MINIMUM FLOOD REQUIREMENT?  YES  NO  
GARAGE  1 CAR  2 CAR OTHER \_\_\_\_\_ CART ROOM INCLUDED  YES  NO  
SEWAGE SYSTEM  SEWER  SEPTIC TANK/SERVICE COMPANY \_\_\_\_\_  
DOCKAGE  YES  NO ASSIGNED  YES  NO BOAT LIMIT \_\_\_\_\_

**FINANCIAL:**

MORTGAGE  YES  NO  ASSUMABLE  
INSURANCE AGENT: \_\_\_\_\_ PHONE \_\_\_\_\_

**REAL ESTATE TAXES:**

ALTERNATE KEY # 1105295 PARCEL # \_\_\_\_\_ HOMESTEAD  YES  NO  
YEAR 2008 AMOUNT \$13,719.00 AMOUNT TO SOLID WASTE \_\_\_\_\_

**MAINTENANCE:**

POOL/JACUZZI CO \_\_\_\_\_ PHONE \_\_\_\_\_ FEE \_\_\_\_\_  
LAWN \_\_\_\_\_ PHONE \_\_\_\_\_ FEE \_\_\_\_\_  
PEST CONTROL CO \_\_\_\_\_ PHONE \_\_\_\_\_ FEE \_\_\_\_\_  
PROPERTY MANAGER \_\_\_\_\_ PHONE \_\_\_\_\_  
QUARTERLY FEES \_\_\_\_\_ ASSESSMENT(S) \_\_\_\_\_  
ORCA FEES (ANNUAL) \_\_\_\_\_ N. KEY LARGO UTILITY FEE \_\_\_\_\_

**MISCELLANEOUS:**

RENTAL PARTICIPANT  YES  NO AGENT(S) \_\_\_\_\_  
RENTAL INCOME PREVIOUS YEAR \_\_\_\_\_ EQUITY MEMBERSHIP AVAIL.  YES  NO  POSSIBLE

**SHOWING INSTRUCTIONS:** Listing Agent must accompany showings- Plans available for Family Compound

**COMMENTS:** Secluded Private Island with Ocean Views and Deep water dockage for large vessels just minutes from Ocean Reef Club offering 17 acres. 3 charming cottages provide accommodations on this, one of only a few, remaining private islands in the Keys. Current plans have been designed for a four residence family compound with beautiful keys style residences and environmentally friendly building- permits for septic system are also in place.

BROKER'S COMMISSION: 6% 50/50 split

Russell  
Post

Sotheby's  
INTERNATIONAL REALTY

35 Ocean Reef Drive, Suite 120 • Key Largo, Florida 33037

Office: 305.367.2027 • Fax: 305.367.2032

[www.russellpostsir.com](http://www.russellpostsir.com)

## Linderman Key

Secluded Private Island with Ocean Views and deepwater dockage for large vessels boasting 17 acres of privacy and the natural beauty of the Florida Keys. Just minutes from the Prestigious Ocean Reef Club and easily accessed from Miami, this is one of the only few remaining private islands in the Keys. Cloistered away from city lights but just a 10 minute boat ride to the finest amenities of Ocean Reef Club, this island offers a complete getaway for a wonderful family compound or fishing retreat.

3 Charming Cottages provide accommodations at this unique retreat. A wonderful island retreat has been designed by Florida Renowned Architect, Bobby Altman- Altman Architects offering four residences with wrap around porches, ocean views, a private beach, dock and caretakers quarters. Full scale plans are available and permits in place through Monroe County.

## Linderman Key

The owner has paid all the back taxes due on Linderman Key as of the date they purchased the property to bring the status back to residential of approximately \$100,000.

They have designed a wonderful family compound that allows for 4 residential structures, two on the waterfront, one main house-mid island that will offer Ocean Views and one "tree house" mid island that was planned for a caretaker's cottage. The architectural fees are over \$400,000 for both the design of the compound, research and solutions for energy, water and sanitation and permitting and working with Monroe County to design and environmental friendly project that is welcomed by the County.

The two waterfront residences were designed as a family cottage offering wrap around porches and great water views with a great room, kitchen, power room and a master bedroom and bunk room both with private baths and the second residence more as a "watering hole" with a great room, wet bar, bathroom, moon deck and large screened storage below for a game room and great storage for kayaks, water toys, etc..

The mid island residence- main house was designed as the Family Residence offering a great room, full kitchen and open dining room, guest room, large porches on the main floor and master, two bunk rooms, den, sleeping porch and veranda on the second floor. There are plans for a salt water pool with this residence. This residence is positioned for Ocean Views.

The Tree House also located mid island was designed as an additional family residence or caretakers cottage. It offers a family room, kitchen, bedroom and bath with screened porch on the first level and a bunk room and bath, recreation room, storage with a large sleeping porch on the second level. This home could be switched with the "Watering Hole" for two waterfront residences.

Obviously any of these designs can change but the coverage of the island cannot exceed 8,000 square feet of structures. There can be 3 kitchen facilities according to the ROGO limitations. All the buildings were designed with hurricane approved louvers for the windows to provide both shade and hurricane protection.

There are several important people that have been very involved in the entire process.

The Architect- Bobby Altman- Altman Architects-Bobby designed a full set of plans and worked to develop the sanitary, electrical and water issues along with working with Monroe County to come up with a project that meets all the necessary building specifications. The demo permits for the two waterfront residences are ready to be picked up from the County. We have the sanitary permit in place and work may begin to put in the sanitary system but it will require a bridge to be built to the center of the island to get materials to the area to build the septic system. The timing on this would be several weeks to get the permit for the bridge and 6 months to put the sanitary system in.

Bobby consulted with a nationally renowned Alternate Energy Consultant on the energy sources for the island. There is a plan of using Solar and a Generator.

The water source is currently a Cistern for the island. They are looking into drilling a well and using an RO system to treat the water from the well. They will permit this under a Fire Well Pump to treat in case of a fire.

Overholt Construction- Jackie Staton-. They have worked on submitting all the permits, maintaining the residences on the island, researching the barge and containers needed for construction and have put together estimates on building the existing planned residences. They are positioned at Ocean Reef and are the natural choice to build on Linderman Key. Jackie is available to discuss what needs to happen to proceed with any of the existing planned residences.

EXISTING Summer 2007

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Key

4 N



S. 83° 55' 50" E

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Robert C. Meyer, T. Lic. No. 33034 ROBERT C. MEYER SURVEYING, INC. 1100 N. W. 10th St., Ft. Lauderdale, FL 33304 Phone: (954) 561-1100 Fax: (954) 561-1101 E-mail: rcmeyer@rcmsurvey.com		FREDERICK H. HILDEBRANDT CIVIL ENGINEER 1100 N. W. 10th St., Ft. Lauderdale, FL 33304 Phone: (954) 561-1100 Fax: (954) 561-1101 E-mail: fhildebr@rcmsurvey.com	
PROJECT: <b>BOUNDARY TOPOGRAPHICAL SURVEY</b> DATE: 07-24-07 SCALE: 1" = 200' DRAWN BY: RCM CHECKED BY: FHH	SHEET NO.: 02 TOTAL SHEETS: 02 DATE: 07-24-07 SCALE: 1" = 200' DRAWN BY: RCM CHECKED BY: FHH	DATE: 07-24-07 SCALE: 1" = 200' DRAWN BY: RCM CHECKED BY: FHH	DATE: 07-24-07 SCALE: 1" = 200' DRAWN BY: RCM CHECKED BY: FHH

SYMBOL CODES

Symbol	Description
(Symbol)	Spot Height
(Symbol)	Contour Line
(Symbol)	Building Footprint
(Symbol)	Edge of Mangrove
(Symbol)	Other

