



THE REX HAMILTON CORPORATION

Sunset Point Island and the Manor House at Sunset Point in the Florida Keys

A nine acre private island retreat connected by bridge and mile long driveway to US 1 near Marathon, Florida

Bedrooms:

4

Bathrooms:

4

Full Maids/Caretakers Quarters:

1264 SF ensuite

Square Footage:

6472 SF under air conditioning

Garage Parking:

2554 SF garage

Private Swimming Pools

2 including large salt water lagoon

Waterfront Amenities:

4000 linear feet of waterfront dock
Channel

23.7 acres of undersea land deeded

9 acres of private island



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Arrive to a private island world of privilege securely situated in the Florida Keys two hours from Miami by Ferrari and even faster by helicopter when landing on site. If you care to fly in by private aircraft, the airfield 15 minutes away at Marathon can handle and turn a G-5 jet and US Customs are best completed at nearby Key West International by reservation. The mile long driveway is a hint of the quiet pleasures of this residence as it connects the Manor House to the main road of the Florida Keys, passing first through a Federally protected bird sanctuary (cleverly donated in a tax exchange by the seller's affiliate to create a permanent buffer from intrusion by the real world), then through a relative's lands with a small caretaker's house overlooking the water, and finally over the small bridge which officially christens the island character of the 9 acre estate. This island speaks of the time when real money meant quiet, understated reserves where accommodations were secondary to the first-class fishing, swimming, shelling, sunning, reading and world class views of water in every direction.



The middle of the island rises up to the arrival level of the house itself with an old style entry welcoming a full living and dining room with amazing water views. The feeling of the upstairs is that of the grand homes in the islands of the Bahamas, in good condition but ready for the arrival of Philippe Stark to the baths and kitchen. There is a reason Lilly Pulitzer fabrics were made nearby in Key West and this house is a testament to those happy colors and playful times. Interior rooms include 4 bedrooms and 4 baths with a huge cistern that some free spirit converted into the housekeeper's quarters and although you'll probably never park there, a garage larger than many homes in Manhattan is available for your personal fleet of toys and an SUV. Life in the Florida Keys is about all action or no action and the place for both is on the lounging terraces of this wonderful home. A Jacuzzi tub competes with the fresh water swimming pool for the eye candy crowd while a large salt water lagoon welcomes children of all ages to discover its array of tropical fish. Ahead of the point is a large shallow body of water which is home to the finest bone fishing in the Keys and the whole variety of deep water fish are found minutes away in the deep Atlantic. Needless to say, all levels of divers are more than happy with days in the warm tropical waters surrounding these islands. As each day ends, like some interplanetary magnet, the sun draws all guests out to the terraces to watch it daily drop into the sea normally accompanied by a breathtaking sky of reds and golds as it drifts away for the night. In the next few hours, guests have discovered a starry sky they haven't seen since they were kids away at summer camp. Blankets of stars compliment the stillness and privacy of your own island paradise.



Deeded amenities include a concrete dock in good condition, sea walls that could use some attention, a channel, and 23 acres of undersea lands adjacent and contiguous to the island. The tower which serves the arriving helicopters is also conveyed. The clever developer of this special place had both the vision and money to create a family retreat. In one of those rare once in the lifetime opportunities, one of the largest privately held lands in the Florida Keys is offered for sale. Like a treasure passed from privileged owner to privileged owner, once the invitation is accepted you will need to wait another lifetime to do your magic with this private island retreat. Rarely available, never duplicated.

Conditions expressed are consistent with the seller's disclosure statements available and on file. Broker makes no representation as to the accuracy of the representation.

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\$8,500,000

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