

# LUXURY LIVING KEY WEST STYLE

312 Margaret Street  
Key West FL 33040



BEDROOMS

**3**

BATHROOMS

**3**

SQUARE FEET

**1,916**

OFFERED AT

**\$2,549,000**

MLS #616850

**2 OFF-STREET PARKING**

## Where the Seaport Meets Serenity

Welcome to 312 Margaret Street, where Old Town's vibrant Historic Seaport is just steps away—and your private retreat awaits behind the gate. Rebuilt and reimagined in 2019, this home pairs the timeless charm of Key West with the comforts of modern design. Spend mornings walking to the marina for a coffee by the docks, afternoons lounging by your pool, and evenings strolling to unforgettable dining and entertainment. With two rare off-street parking spaces, a lush outdoor escape, and a prime walkable location, this home offers something truly unmatched: modern luxury at the heart of Key West's most celebrated neighborhood.

## IMAGINE THIS



**Andy Birrell**

Luxury Collection Specialist

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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**KNIGHT & GARDNER  
REALTY**

336 Duval St. Key West, FL 33040

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312 Margaret St, Key West, FL 33040

616850 Residential Active \$2,549,000



Provided as a courtesy of

**Andrew G Birrell, Andy**

Berkshire Hathaway HomeServices Knight &amp; Gardner Realty

336 Duval Street

Key West, FL 33040

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[andy@keysrealestate.com](mailto:andy@keysrealestate.com)<http://andybirrell.bhhskeysrealestate.com>**Listing Board:** Key West Association  
**Potential Short Sale:****ROGO Exempt:**  
**Bank Owned:****As is Rght to Inspct:** Yes  
**Species List:****Off Shore Island:**  
**Mile Marker:** 1  
**Marathon:** N/A  
**Neighborhood:**  
**Handicap Access:**  
**Add'l Parcel #2:**  
**Zoning:** HMDR - Historic Medium Density Residential  
**Tax Year:** 2024**County:** Monroe  
**Area:** 02 - Key West  
**Side:** Bay/Gulf  
**Alternate Key #:** 1003239  
**Parcel #:** 00003120-000000  
**Deed Restrictions:** Unknown  
**Pub Sewer HkUp:** Yes**Subdivision:** Old Town - Unlisted (1.0)  
**KW Neighborhood:** Old Town-N of Truman  
**Flood Zone:** AE  
**Add'l Parcel #1:**  
**Bldg Nbr:**  
**Taxes:** 20,397.19**Style:** Single Family  
**Unit/Complex:**  
**Total Units:** 0  
**Lot Sqft Source:**  
**Sqft Source:** Property Data Card  
**Half Baths:** 0  
**Rentals Allowed:** With Restrictions**Waterfront:** No  
**Pool:** Yes  
**Lot Size:**  
**Acres:** 0.07  
**Total Bedrooms:** 3  
**Total Baths:** 3  
**Min Rental Days:** 29**Control Depth:** 0  
**Year Built:** 2019  
**Lot SqFt:** 2,867  
**Living Apx SqFt:** 1,916  
**Full Baths:** 3  
**Floor Number:**  
**Max Rental Days:****Remarks – Consumer:** Welcome to your perfect Island Escape! Nestled in the heart of old town, this beautiful home is one you're sure to fall in love with. Featuring two off-street parking spaces and a private pool, it blends luxury, comfort, and convenience, perfect for both vacation getaways and year-round living. Inside, you'll find three spacious bedrooms and three modern bathrooms, designed to provide everything you need for a relaxing stay. Enjoy the charm of the inviting front porch, ideal for people-watching, or retreat to the pool for a refreshing escape. The home's prime location puts you within walking distance of the harbor, restaurants, shopping, and endless water activities. Completely reconstructed in 2019, it has all the modern styles and amenities you are looking for. This home offers the best of the Key West lifestyle, charm, convenience and your own slice of paradise!**Limited Representation:** No**Sold Comments:****Directions:** Located on the section of Margaret ST between Eaton and Caroline.**Legal:** KW PT LOT 2 SQR 21 G9-396 H1-438 OR264-464 OR934-2186 OR1181-563 OR1198-1001 OR1201-278 OR1201-280 OR1377-70 OR1377-72 O**Association Info:** Mandatory Home Owners Asc: No; Condo Doc's: No; 1st Right of Refusal: No; Association Fee \$: 0  
**Fee Includes:** None  
**Tax Exemptions:** None  
**Waterfront:** None  
**Waterview:** No Waterview  
**Dockage:** None  
**Property Condition:** Updated/Remodeled  
**Building Style:** Above Flood: No; Conch; Stories: 2 Stories**Vehicle Storage:** Car(s): 2; Off Street Parking  
**Furnished:** Furnished  
**Cooling:** Ductless  
**Porch/Balcony:** Deck; Open Porch/Balcony  
**Utilities:** Cable Available; Elect Separate Meter; FKAA; Municipal Sewer  
**Interior Features:** Drapes/Blinds Incl; Security System; Wet Bar  
**Appliances:** Dishwasher; Disposal; Dryer; Microwave; Oven; Refrigerator; Stainless Steel Appliance(s); Washer  
**Exterior Features:** Fencing; Privacy Wall/Fence**Pool Info:** In Ground; Heated: Yes; Concrete; Dimensions: 15 X 10; Decked  
**Construction:** Frame  
**Windows/Doors:** Impact Rstnce Doors; Impact Rstnce Window; Sliding Glass Doors  
**Floor:** Tile; Wood  
**Roof:** Metal Roof  
**Pets:** Pets Allowed  
**Land Size:** Less Than 1/4 Acre**Days On Market:** 60**List Price:** 2,549,000

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