
$623,150
SINGLE FAMILY RESIDENCE
1165 Boundary BLVD
1165 Boundary Boulevard, Rotonda West, Florida, 33947, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226024621**
Bedrooms	**4**
Building size	**3599 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

SELLER IS OFFERING $7,500 IN CONCESSIONS toward buyer closing costs, prepaids, & other allowable expenses! This beautifully renovated 4-bedroom, 3-bath pool home is truly move-in ready, with the major updates already completed so you can skip the renovation projects and start enjoying your new home. Seller has already completed a 4-Point, Wind Mitigation, Termite, and Pool Inspection, with ALL INSPECTIONS PASSING and available to the buyer FREE OF CHARGE! Situated on a rare 0.66-ACRE DOUBLE LOT with preserve views and no rear neighbors, this property offers privacy and space that are hard to find. The exterior features a 3-CAR GARAGE, HEATED POOL, expansive screened lanai, and circular driveway, with plenty of room for vehicles, storage, entertaining, and enjoying the outdoors. Inside, the home is open, bright, and thoughtfully designed, with VAULTED CEILINGS, abundant natural light, bay windows, and plenty of windows throughout. Architectural columns add character and definition to the living spaces, while the tasteful interior design is carried throughout the home with ALL-NEW FLOORING, LIGHT FIXTURES, AND CEILING FANS. The COMPLETELY REMODELED KITCHEN and bathrooms feature a fresh, updated design. The desirable split-bedroom floor plan includes TWO PRIMARY SUITES WITH SEPARATE ENTRANCES, offering flexibility for guests, multigenerational living, or added privacy. The primary bathroom features DUAL SINKS, A FREESTANDING SOAKING TUB, AND A HUGE WALK-IN SHOWER. A dedicated dining area provides a

defined space for meals and entertaining, while the DEN/FLEX SPACE offers versatility for a home office, hobby room, media room, or additional living space. The home also includes a LAUNDRY ROOM WITH SINK and ample functional space throughout. Major updates include a NEW ROOF, UPDATED HVAC, HURRICANE IMPACT WINDOWS, STORM SMART HURRICANE SCREENS, AND A WHOLE-HOUSE GENERAC GENERATOR. The home is also NOT IN A FLOOD ZONE. Step outside to enjoy the heated pool and expansive screened lanai while taking in the peaceful preserve setting with no home directly behind you. The oversized lot provides a level of privacy and space that is increasingly difficult to find. Located in Rotonda West, close to golf, marinas, world-class fishing, Boca Grande, Englewood Beach, shopping, and dining. The renovations are done. The major updates are done. The big-ticket items are done. This is the kind of home where you can move in, unpack, and enjoy it from day one. Schedule your showing today!
