

RESIDENTIAL

34 Macaw DR

34 Macaw Drive, Placida, Florida, 33946, United States

Property Details

Type	**Residential**
MLS #	**2026008338**
View	**City**
Lot size	**0.17 acres**
Neighborhood	**CH01 - Charlotte County**
Subdivision	**ROTONDA MEADOWS**

Description

Build your custom Florida dream home on this 0.1743-acre cleared, regular rectangular lot at 34 Macaw Dr in Rotonda Meadows, Placida, one of Southwest Florida's growing communities. The standard rectangular shape provides maximum building efficiency, making it ideal for a wide variety of floor plans, including a spacious primary suite layout, 2- or 3-car garage, extended driveway, and a seamless indoor-outdoor design. There's ample room to create your private backyard oasis with a pool, screened lanai, outdoor kitchen, fire pit, or lush tropical landscaping while maintaining comfortable spacing from future neighboring homes. The highly desirable west rear exposure delivers spectacular sunset views and golden afternoon light, perfectly positioning your future outdoor living area for true SWFL lifestyle enjoyment year-round. Public water and sewer are available, and new construction throughout the community supports strong future value. City water and sewer are available and serviced by Charlotte County and electricity as well while serviced by Florida Power & Light. All public roads are paved by Count Government. No Scrub Jay permit is required. Rotonda Meadows is a deed-restricted community with a low HOA fee of approximately $145 per year, offering a clean, well-maintained neighborhood while still allowing flexibility in home design. Surrounded by six nearby golf courses and renowned for world-class tarpon fishing, this location offers unforgettable sunsets, abundant outdoor recreation, and an active Southwest Florida lifestyle year-round. Comparable homes in the area average around half million dollars, making this a strategic opportunity in a growing market. Enjoy the Southwest Florida lifestyle just minutes from Boca Grande, Gasparilla Island, Don Pedro Island, Manasota Key, and Stump Pass Beach State Park. Nearby amenities include boating, fishing, kayaking, golf courses, marinas, shopping, dining, and medical facilities. Easy access to Gasparilla Road, FL-776, I-41, and I-75 connects you quickly to Venice, Sarasota, Fort Myers, Tampa, and Southwest Florida International Airport. This is a true blank canvas in a peaceful, growing

coastal community. Secure your slice of Southwest Florida paradise today and start planning your custom coastal retreat!
