

**440 GREEN DOLPHIN DRIVE S, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 1 Half

Square feet: 2577 A/C & 4400.00 Total

Neighborhood: Placida

Prior Taxes: \$ 1,456

Water View:

Year Built: 2023

MLS: T3483291

Listed By: KELLER WILLIAMS TAMPA CENTRAL

Under Construction. New construction March 2024 ETA nestled in the heart of Placida! Placida is a highly desirable waterfront community just over the bridge from the legendary town of Boca Grande. This inviting coastal retreat offers a

serene escape with a touch of Florida's natural beauty. This charming single-family pool home with a 3-car garage has an open-concept living area that's bathed in natural light from the two large walls of pocketing glass in the great room and dining room. The kitchen will feature modern Thermador Appliances, an oversized waterfall island, and expansive quartz counters, making it a chef's and entertainer's delight. Step outside to your covered lanai and outdoor kitchen, and you and your friends can enjoy the Heated Salt Water pool with an infinity edge hot tub. The luxurious primary suite pampers the homeowner with two walk-in closets, two vanities, a large tub, and a shower. This home will also have two additional en-suite bedrooms as well as a study, utility room, and wet bar. To top it off, essential Hurricane safety features like a Hurricane screen for the patio, impact-resistant windows and doors, an aluminum roof, and spray foam installation will be integrated to ensure your peace of mind and comfort. Placida is renowned for its charming coastal lifestyle, with access to boating, incredible fishing, and many other outdoor adventures. Explore nearby historic Boca Grande, known for its quaint shops, dining, and stunning beaches. This property is an excellent choice for those seeking a peaceful retreat or an active, outdoor-oriented lifestyle. Don't miss the opportunity to make this coastal gem your home. This property combines the best of coastal living with modern comforts, making it an ideal place to create lasting memories.