

**1350 WASHINGTON DRIVE, Englewood, FL, 34224**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1332 A/C & 1750.00 Total

Neighborhood: Uncategorized

Lot Dim: 90 x 106

Prior Taxes: \$ 4,769

Water View:

Year Built: 1991

MLS: A4589097

Listed By: EXIT KING REALTY

CHARMING 3 BED 2 BATH SFH WITH DOUBLE LOT (Pool, RV and/or BOAT STORAGE OR TOY BARN BUILD-OUT OPPORTUNITY) NESTLED IN ENGLEWOOD MINUTES FROM SPECTACULAR BEACHES (BOCA GRANDE,

ENGLEWOOD BEACH, MANASOTA KEY BEACHES, VENICE BEACH, ETC.) AS WELL INTER-COASTAL WATERWAYS FOR PRIME FISHING/BOATING. THIS BEAUTIFUL HOME FEATURES A NEW ROOF/SOFFITS, NEW CARPET/TILE THROUGHOUT THE HOME, NEW PAINT INSIDE AND OUT, 2-STALL ATTACHED GARAGE WITH LAUNDRY, NEW ENCLOSED TILE AND SCREENED LANAI/FLORIDA ROOM, A LARGE GAZEBO AREA SHADED FOR OUTDOOR ENJOYMENT, MATURE TREES AND LANDSCAPE, PRIVATE WOODED LOT TO THE REAR OF THE PROPERTY AND TO THE SOUTH, HE/SHE SHED (8.5 X 7.7 FEET INCLUDED WITH SALE), NEWLY INSTALLED HURRICANE IMPACT WINDOWS (front of home), MASTER SUITE WITH WALK-IN SHOWER AND WALK-IN CLOSET, ABUNDANT LIGHT AND PRIVACY. COME SEE THIS BEAUTIFUL HOME CLOSE TO WELLEN PARK (RESTAURANTS AND ENTERTAINMENT) AND THE NEW COSTCO WILL BE 7 MILES AWAY. GOLF COURSES GALORE, ENDLESS SUNSHINE AND SUNSETS AWAIT. EASY ACCESS VIA FIVE (5) LOCAL AIRPORTS (PUNTA GORDA, SARASOTA, FT. MYERS, TAMPA, ST. PETE), HIGHWAYS (I-75 AND AND BYWAYS TAMIAMI TRAIL (41), AND CLOSE TO FARLOWS RESTAURANT AND ARTSY DOWNTOWN ENGLEWOOD SHOPS, RESTAURANTS, AND ENTERTAINMENT VENUES. THERE ARE NO CDD FEES, NO HOA FEES, NO LEASE/RENTAL RESTRICTIONS, NO PET RESTRICTIONS, AND PERFECT FOR AIRBNB/VRBO OR LONG-TERM LEASES FOR INVESTORS, FAMILIES, VACATION RENTALS, OR SNOWBIRDS. PROPERTY IS A VACANT ESTATE SALE. LANDSCAPING FEATURES WELL/IRRIGATION WITH SEPARATE WELL/PUMP, CITY WATER/SEWER, GAZEBO, LANAI/FLORIDA ROOM, EXTRA LARGE DOUBLE LOT IN A QUIET NEIGHBORHOOD WITH GREAT SCHOOLS. THIS HOME WON'T LAST LONG - COME CHECK IT OUT!!