



4095 N BEACH ROAD, Englewood, FL, 34223

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1202 A/C & 1692.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 12,898

Water View:

Year Built: 1995

MLS: D6133607

Listed By: KELLER WILLIAMS REALTY GOLD

Don't invest in HIGH and always increasing condo fees! This incredible TURN-KEY FURNISHED beach HOME is for sale with DEEDED BEACH ACCESS, a COMMUNITY BOAT DOCK on Lemon Bay, NO RENTAL RESTRICTIONS and hard to find OVERSIZED LOT (.25 ACRES) - leaving plenty of potential for a pool,

garage or living addition! (Plans attached for idea) This charming BLOCK HOME is built ELEVATED on a SLAB FOUNDATION with a METAL ROOF – all desirable building aspects that buyers are looking for along with a FULLY FENCED in and tropical yard. Just a few steps up lead you to the ever-popular FRONT PORCH entrance and into the home where you will be impressed by the VAULTED CEILING GREAT ROOM with OPEN FLOOR PLAN layout that makes this property feel even larger than it is. Natural light pours in through two sets of sliding glass doors, one of which fully pockets open to an expansive screened-in porch perfect for entertaining and enjoying the Florida breeze. The KITCHEN WAS RECENTLY UPGRADED to a fresh, coastal look with all new white cabinetry, hardware, stainless steel sink with faucet and QUARTZ COUNTERTOPS with a breakfast bar and extensive amount of storage space. Tucked down the hallway you will find a laundry closet with full size washer and dryer for you, your cleaning staff and guest convenience along with a large guest bathroom with walk-in shower. The PRIMARY BEDROOM IS OVERSIZED with access to the backyard, a WALK-IN CLOSET and cozy ensuite bathroom with tub/shower combo. The guest bedroom is also a nice size currently with two twin beds but would also have space for bunks or a King-sized bed. Other features of this home include an EXTERIOR SHED for beach gear storage, fresh interior paint, all new fans and light fixtures, new bathroom vanities, new blinds on all windows and a lockable storage closet. TURN-KEY FURNITURE PACKAGE includes all TVs, linens, artwork, dishes, appliances, towels, BEACH GEAR, etc! PELICAN SHORES is a small neighborhood giving all the benefits of island living without the arduous deed restrictions, rental regulations and costs of other associations on Manasota Key. The DEEDED BEACH ACCESS is conveniently located directly across from the home and is just a short walk to a stretch of beach so rarely used by some that you often have the place to yourself! For just \$300/year you can join in the fun with these pleasant and friendly neighbors with an additional and optional \$100/year fee for use of the community dock. From here you can enjoy the sights, fish or hop on your boat in lively LEMON BAY WITH ACCESS TO THE GULF OF MEXICO via Stump Pass. FUTURE RENTALS already in place to transfer for next owners to offset costs and start a wonderful investment that you can also build memories with! Manasota Key is rare gem with slow living, fine dining, beach bars and EQUAL OPPORTUNITY FOR ADVENTURE AND RELAXATION. Call today to experience this property for yourself!