

**13044 VIA CASSIA, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2181 A/C & 5214.00 Total

Neighborhood: Placida

Lot Dim: 150' x 100' x 150' x 140'

Prior Taxes: \$ 6,813

Water View: Creek

Year Built: 1991

MLS: D6133756

Listed By: MICHAEL SAUNDERS & COMPANY

Welcome to Placida Pointe, a captivating enclave within a community brimming with amenities. Here, you'll discover a marina featuring boat slips with convenient access to both the Intracoastal Waterway and the Gulf of Mexico. Adding to the

allure, a private ferry stands ready to whisk you away to the pristine beaches of Little Gasparilla Island. Engage in friendly matches of pickleball and tennis, unwind at any of the three clubhouses or pools, and participate in a myriad of organized social activities. Nestled at the end of a serene cul-de-sac, this waterfront retreat offers an unrivaled panorama with 150 feet of sweeping views overlooking Coral Creek and an additional 140 feet of canal frontage along the southeast perimeter. This residence awaits a new owner to infuse it with personal style and customization. As you step into the foyer, your gaze will be drawn to the expansive views of Coral Creek, setting the tone for the tranquility that awaits. Step outside onto the two-level deck to bask in the soothing ambiance and take in the mesmerizing water views. The kitchen boasts a gas stove, a cozy breakfast nook, and a convenient dumbwaiter. All bedrooms are generously sized, including a master suite with dual walk-in closets and the added bonus of water views overlooking Coral Creek. The lower level encompasses a two-car garage, a spacious 17' x 8' laundry/utility room, and an expansive bonus space (not air-conditioned) that presents an ideal canvas for a workshop, craft area, man cave, or additional storage. A dock and boat lift are already in place, though the dock is in need of repair or replacement. A new roof was installed in October 2022. Embark on a journey to customize and personalize this residence to your preferences while relishing the extensive waterfrontage and the abundant amenities Placida Harbour Club has to offer. Conveniently located just 1.5 miles from the Boca Grande Causeway, local beaches, and a selection of private and public golf courses, this home invites you to embrace a lifestyle of coastal elegance and leisure. Realtor Remarks: