

**171 SUNSET, Rotonda West, FL, 33947**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1608 A/C & 2436.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 5,667

Water View:

Year Built: 2005

MLS: D6134471

Listed By: PLACE IN THE SUN REAL ESTATE, LLC

Quality improvements provide low cost of ownership, maintenance, and improved comfort which are but a few of the benefits to owning this well-built three-bedroom, two-bath home with screened lanai and heated pool. The interior and exterior of the entire house were painted, the driveway and pool deck weather sealed. The master suite has two walk-in closets, adjoining bathroom with double sinks, walk-in

shower, and private sliding glass door to the screened lanai. The two other bedrooms with large closet space are located on the opposite side of the house and share a full bathroom with a private entrance that opens to the screened lanai. The kitchen is open to the dining and living rooms with views of the lanai, with granite countertops and a bar with seating, vaulted ceiling with recessed lighting, undercabinet lights and all new appliances makes it a joy to entertain family and friends. The open floor plan, vaulted ceiling and multiple windows provide great natural light from morning to afternoon. Just outside the screened lanai you will be greeted with a plethora of established greenery. The owner has focused on developing a landscape that is both beautiful and practical, fruit trees including avocado, peach, cherry, banana and citrus along with two coconut trees spaced perfectly for a hammock. The landscape is wrapped around the lanai with papaya, hibiscus, blackberries, pineapples, aloe, herbs, vegetables, with rain barrels and a composting bin. This is an oversized lot at .35 acres, which seems even larger since you have the added enjoyment of the county owned green space between the property and the road and a vacant lot next door. There are large oak trees that provide valuable shading and a tall flagpole in front of the house. In the evening you can enjoy the sunset from the comfort of your lanai. Please see the "Features" page for additional benefits, monthly and annual cost breakdown, remodeling material and product list with links. The 2022 improvements include the installation of all new PGT Impact rated windows and entry doors which are built to withstand hurricane winds, improve energy efficiency, increase comfort, and added security. The new Haas garage door exceeds the codes for wind resistance and is insulated. The Rainsoft EC5 Series whole house water filtration system utilizes several levels of filtration to ensure you have the best water possible for drinking, cooking, and showering. The window treatments are updated with Norman Smart Drapes on the sliding glass doors and cordless horizontal blinds on the windows. The roof was replaced in 2022 with GAF Timberline HDZ Shingles and is in excellent condition. A positive Wind Mitigation report was conducted in July/2023, which resulted in lower-than-average insurance premiums. The Built Right pool heater was installed in 2022 and is a high efficiency heat pump. The flooring is all large format tile in the common areas and new laminate flooring was installed in three bedrooms in 2022. All new ceiling fans were installed in the common area, bedrooms, and lanai. All new electrical outlets, switches, light fixtures, and bathroom fans installed, in addition to whole house electrical surge protection (EMP). Lennox high-efficiency A/C system installed in 2019, in excellent condition, noiseless DC motor ceiling fans provide climate control by in each room.