

**1260 S MARYKNOLL ROAD, Englewood, FL, 34223**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2844 A/C & 4800.00 Total

Neighborhood: Uncategorized

Lot Dim: 148 x 155

Prior Taxes: \$ 3,817

Water View: Creek

Year Built: 1963

MLS: D6134662

Listed By: PARADISE EXCLUSIVE INC

May your journey always lead you home to a place of sustenance, invitation, and welcome. Nestled on a quiet street along the shores of Gottfried Creek, just that place, your 'paradise found,' awaits. This home evokes a sense of nostalgia in all

who enter with its undeniable 'Old Florida' Key West-inspired charm. Open the door to this inviting residence, and you will be instantly drawn to its bucolic setting and the breathtaking water view out back, where the surrounding waters of Gottfried Creek are dotted with numerous mangroves, the magical forests rife with nature's secrets that straddle the connection between land, sea, and humans. From your backyard, you might observe a manatee and her babies basking in the sun's warmth in shallow waters. The home's interior is open, and flows, yet traditional structural bones give each room its distinct identity. French doors highlight the main living area and open to the lanai, gracefully integrating the indoor and outdoor living areas and showcasing a heated pool with pastoral views of Gottfried Creek and a highly coveted Western exposure as a backdrop. The large lanai allows room for conversation-friendly seating arrangements that encourage guests to slow down, engage in lively conversation, or enjoy a 5:00 cheeseboard before a romantic al fresco dinner--the choice is yours. The kitchen is just off the main living area and offers abundant cabinetry, granite countertops, a dinette, and stainless steel appliances. The resident hobbyist will surely appreciate the home's oversized garage with a spacious adjacent laundry room. The primary bedroom offers an ensuite bath with a step-in (Roman) tub/shower and dual sinks. A flex room, the 'pink' room, adjoins the primary bedroom via French doors and is currently in use as additional sleeping quarters; however, this room could be utilized as a den or a home office if desired. Bedrooms two and three share a bath outfitted with a tub/shower combination highlighted with whimsical tile, sure to bring a smile to the faces of all who enter. Ceramic tile flooring is found throughout the home and helps keep everything neat. Other notable amenities include a metal roof, an updated AC (2 years), a newer hot water heater (2 years), a concrete seawall, a beautiful brick patio overlooking the creek, an outdoor shower, and abundant storage throughout the home. It is a short boat ride from here with one bridge to the ICW and the Gulf of Mexico, and the home's rear Western exposure provides spectacular sunset views nightly. This home pays homage to Englewood's humble beginnings when life was simpler--the kind of place where you don't want to leave once you sit down. For generations, it has been a cozy, tranquil gathering place for family and friends where treasured, happy memories have been made. Nearby Dearborn Street, in Englewood, offers various unique shops, excellent eateries, and a lovely outdoor amphitheater. Residents and guests regularly delight in the fresh produce and unique offerings at the ever-expanding farmer's markets. The pristine beaches on Manasota Key are within a short drive. This home is the perfect setting for creating your very own picture-perfect memories. Take advantage of the opportunity to bask in the tranquil magic offered when bathed in the color of the sun's setting right in your backyard. Call today to schedule a private showing, and prepare to be captivated by this truly exceptional, laid-back waterfront Florida lifestyle.