

**8798 GRAND AVENUE, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2079 A/C & 2633.00 Total

Neighborhood: Uncategorized

Lot Dim: 50 x 195

Prior Taxes: \$ 12,690

Water View: Gulf/Ocean - Full

Year Built: 2002

MLS: D6134763

Listed By: TARPON REAL ESTATE, INC.

**GULF FRONT.** This custom coastal design beach front home is lovely in every

way. The home has a new metal roof, Hardie board siding and trim, Hardie soffit, Hardie ceiling, screen and railings on lanai, impact windows, and doors, and much more. List available upon request. On the first floor is a guest bath, one bedroom, laundry room, kitchen, living room, dining room and large screened in lanai. If you love to cook and entertain, the kitchen is a well laid out design that flows into the dining room and living room. Plenty of new impact glass windows and sliding glass doors to take in the gorgeous views of the Gulf of Mexico and let the sunshine in. In the spring and fall you can open the windows and doors to let the soothing tropical breezes flow through. Sip your morning coffee or just relax on the large screened in front lanai or the master bedroom balcony and watch the dolphins and manatees swim by during the day and enjoy the beautiful sunsets in the evening. In the master bedroom there are two walk-in closets. The bathroom has a separate tub/shower combo, a walk-in shower, and double vanity. Wake up each morning to a view of the Gulf of Mexico. In the second bedroom upstairs there are two rooms that have taken advantage of the roof design and are being used as storage space and as another sleeping area. Two central vacuum units, one upstairs and one downstairs. Under the home there is a storage area where the golf cart can be stored along with all your tools and beach toys. There is an outdoor shower for you to rinse off when you come back from the beach or a day on the boat. Come walk the beautiful beach in search for the perfect shells or fish for redfish, snook, snapper and more in the surrounding waters. Once you come and see this lovingly well-kept beach front home you'll never want to leave.