

**27 PALM DRIVE, Placida, FL, 33946**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 0 Half

Square feet: 2560 A/C & 4501.00 Total

Neighborhood: Uncategorized

Lot Dim: 80 x 125

Prior Taxes: \$ 3,559

Water View: Canal, Gulf/Ocean - Partial

Year Built: 2023

MLS: D6134883

Listed By: MICHAEL SAUNDERS & COMPANY

Do not miss this RARE OPPORTUNITY to purchase a 2023 built move in ready home on Palm Island! This gorgeous home offers an abundance of high-end quality finishes, partial views of the Gulf of Mexico and a full view of the canal from

behind your home on your covered lanai to enjoy relaxing Florida sunsets. This home offers 2,460 square feet of air-conditioned area with an overall square footage of 4,501. There are 4 bedrooms and 3 full baths with 10 feet ceilings, 8-foot doorways and vaulted ceilings over the living, dining and kitchen area. There is an elevator stop on all floors! Throughout the entire home is six-inch Luxwood Whiskey Barrel luxury vinyl plank flooring. Both HUGE lanais offer AZEK decking- one lanai is screened in and the lanai on the top floor left open to have clarity for the beautiful view it provides. The Master Suite offers private access to the screened lanai and has custom faucets, matching quartz countertops, two walk-in closets, dual sinks, vanity, freestanding soak tub and separate walk-in shower with niches. All of the tiled showers throughout the home have niches and are handicap accessible. This home offers plenty of storage throughout every room. The two-car garage has smart vents, smart Wi-Fi garage door openers with MyQ mobile app, dedicated circuit for a refrigerator, 60-amp electric car charger, golf cart charger, and Thermacore insulated steel hurricane rated garage doors. The exterior of the home has Hardie siding to include soffit and siding in a board and batten finish. Home also has PGT impact windows, hurricane rated doors, metal roof, seamless rain gutters, and a paver driveway. The 200 square foot dock is constructed of WEARDECK composite decking and a Hurricane 20,000-pound boat lift with remote. The dock is located on the T Canal with good water and access to the Intercoastal Waterway and the Gulf of Mexico. The property offers plenty of room for a pool! EXTRA BONUS: Bocilla Islands Conservancy Inc., a Florida Not for Profit Corporation owns the property directly across the road from the front of the home. The Conservancy has had fund raisers for many years to acquire the funding for the buying of vacant lots for the preservation of open space for our wildlife and natural Florida foliage. Golf cart friendly island community. This home also has deeded beachfront walkways to the Gulf of Mexico for your Beach walks. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).