

**90 GREEN DOLPHIN DRIVE N, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2776 A/C & 4148.00 Total

Neighborhood: Placida

Lot Dim: 125 x 200

Prior Taxes: \$ 828

Water View: Bay/Harbor - Partial

Year Built: 2006

MLS: D6135074

Listed By: MICHAEL SAUNDERS & CO. - BOCA

This Spanish and Italian inspired grand courtyard villa offers a blend of classic architecture, magnificent indoor and outdoor living space, and modern coastal construction quality. Priced to sell, the property is a tremendous value with 25,000

sq.ft. of land, nearly 2,800 sq.ft. of air conditioned space, nearly 2,000 sq.ft. of pool and lanai area, a 3 car garage, and room for a large outbuilding shed or additional garage. Gorgeous mahogany front doors open into the grand courtyard living area and pool lanai. Entertain, dine, or casually lounge in this stunning space with a large Spanish styled fountain offering serene water trickling sounds. The separate guest cabana suite offers unique privacy and opens directly onto the courtyard, and has its own full bath . The cabana is a favorite for guests and their hosts. The main home has another guest bedroom, den/office two full baths and the master suite upstairs has a charming balcony overlooking the courtyard pool area, and offers tremendous sunset views and partial views of the Intracoastal Waterway. The open layout combines the spacious kitchen, large great room and dining room creates into one sensational space with tall vaulted ceilings. The over half acre of land is beautifully landscaped with large mature tropical foliage, towering palm trees, and an enormous paver driveway that accommodates parking for multiple large vehicles. Engineered plans for a 22x24 outbuilding garage and much of the concrete block necessary to construct the garage are included in the purchase. The Association allows fencing, outbuildings, and room for vehicles. The Association has a private beach on Don Pedro Island, kayak launch and clubhouse. The picturesque Vanderbilt developed waterfront neighborhood brilliantly designed with over half acre lots winding around canals and the Intracoastal Waterway, and has grand banyan tree lined streets. The home is walking or golf cart distance to essential shopping, restaurants, and is close to historic Boca Grande, miles of tranquil beaches, three full service marinas, numerous golf courses, and world-class backwater and tarpon fishing.