

**13330 ANGLERS WAY, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2577 A/C & 5909.00 Total

Neighborhood: Placida

Lot Dim: 83 x 211

Prior Taxes: \$ 18,236

Water View: Bay/Harbor - Full

Year Built: 2016

MLS: D6135316

Listed By: MICHAEL SAUNDERS & CO. - BOCA

Savor the incredible Charlotte Harbor views and superb deep water boat access from this classic Key West styled, 2016 built home. Situated in the gated Angler's Club neighborhood, the home sits directly on the open bay with no bridges,

looking south to Gasparilla Sound, Boca Grande and Charlotte Harbor, where you can enjoy the breathtaking views and bustling nautical activity from the moment you step through the front door. It's hard to pull yourself away from the multiple outdoor living areas that offer lounging, living and dining spaces. Just steps out the back door is the large dock and with the 10,000 lb and 3,000 lb boat lifts you can pick the type of boating or fishing you want for the day. The property has a brilliant layout that takes full advantage of the waterfront location where picturesque views pour into virtually every room in the home. The 3 bed, 3 bath home offers a beautiful chef's kitchen with quartz counters and a gas range, large double pocketing sliding glass doors in the main room brings the views and outdoors inside, a gas fireplace and built-in shelving, wrap around porch, 2 immense decks, screened porch, and a massive 4+ car air conditioned garage. Rigorous construction quality and premium materials, the home offers impact resistant windows and doors, some hurricane shutters for additional protection, Trex decking on all outdoor staircases and decking, metal roof, and Hardie Board siding. The Anglers Club community offers a 1,000 foot community dock, pool and clubhouse. The supreme boating and fishing location means you're instantly in some of the worlds best back water and Tarpon fishing, less than a mile to the Gulf of Mexico, and close to amazing destinations like Boca Grande Marina, Cabbage Key, Useppa Island, Captiva Island, Fisherman's Village, Bokeelia, and countless others. The community is next to the fantastic full-service Gasparilla Marina that provides fuel, bait, and mechanic services.