

196 ARCH DRIVE

\$ 479,900



196 ARCH DRIVE, Rotonda West, FL, 33947

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1752 A/C & 2714.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 519

Water View:

Year Built: 2024

MLS: A4601888

Listed By: COASTAL LIVING REALTY OF MANATEE LLC

Welcome to your dream home in the thriving Rotonda Lakes neighborhood of Rotonda West! This stunning Regina model, constructed by JWM Residential, is 100% complete and ready for sale! This exquisite pool home boasts ALL IMPACT

WINDOWS AND SLIDERS allowing peace of mind during the next hurricane season. Come see the modern design and the array of desirable features that will capture your heart. Step inside and be greeted by an inviting open-concept living space, adorned with elegant tray ceilings that create a sense of spaciousness and comfort. The front porch offers ample room for seating, providing the perfect spot to unwind and soak in the surroundings. High-quality gray plank porcelain tile flows throughout the entire home, adding a touch of luxury to every corner. The kitchen is a chef's delight, featuring Leather finish Lether finish Stone countertops, a tasteful tile backsplash, and shaker cabinets with crown molding. Stainless steel Samsung appliances and a convenient walk-in pantry complete the picture, ensuring both style and functionality. The laundry room offers proper cabinets for added storage. The owner's suite bathroom is a private oasis, boasting dual vanities and private toilet facilities. The second bath offers a tub-shower combo for added convenience. Thoughtfully designed, the home includes a comprehensive ceiling fan and lighting fixture package, as well as energy-efficient LED recessed lighting in the kitchen, living room, and owner's suite. A Nest thermostat further enhances energy management. Outside, the front porch features a textured Spraycrete surface, adding to the overall aesthetic. The spacious garage, with its attractive epoxy chip floor finish, offers ample space for your vehicles and storage needs. Sliding glass doors open to the pool deck from both the living area and the owner's suite, seamlessly blending indoor and outdoor living. The screened pool deck, covered lanai enclosure, and luxurious Pebble-Tec finished concrete pool create the ultimate relaxation and entertainment space, measuring 43x20 feet, 29x10 feet, and 23x12 feet. The well-maintained yard is beautifully landscaped and fully irrigated with a RainBird system, ensuring a lush and vibrant outdoor environment. And that's not all - the builder has added many thoughtful extras that any homeowner will undoubtedly appreciate. Don't miss the opportunity to explore all that this exceptional home has to offer. Schedule your showing today!