



## 1745 WALDEN COURT, Englewood, FL, 34224

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2563 A/C & 3157.00 Total

Neighborhood: Uncategorized

Lot Dim: irreg

Prior Taxes: \$ 4,146

Water View:

Year Built: 1996

MLS: D6135817

Listed By: WENDY REINHARDT REALTY, INC.

Looking for that WOW factor – come see this stunning and expansive 3-bedroom, 2-bathroom home on a tranquil, private street. This residence boasts an unbeatable central Englewood location, offering city water and sewer with no HOA

fees or deed restrictions. Tired of circling for a parking space when you go to the beach? This property qualifies the owner to apply for MEMBERSHIP IN THE ENGLEWOOD GARDENS BEACH CLUB on Manasota Key offering private beach and parking, a clubhouse, grills and picnic tables, and a dock on Lemon Bay for kayak or canoe launching. This home is a move-in-ready haven characterized by spotless cleanliness and immaculate upkeep. The well-designed layout features a fantastic split bedroom configuration, ideal for privacy for you and your guests. The home's spacious open-plan design, accentuated by soaring ceilings and abundant windows, creates a bright and airy ambiance throughout. Plenty of room to entertain in the generously sized open living spaces, including a Living Room, Dining Room, and a cozy Family Room featuring grand windows that further enhance the warmth and charm of the home. There is an additional Florida Room spanning most of the rear of the home ~ let your imagination run wild in this versatile space - whether it's a home gym, a crafting haven, a home office, or all of the above and more! Enhancing the allure of this residence is the impressive kitchen, a focal point of the home, featuring a large center island and a breakfast bar that seats four. Location, location, location.... less than 5 miles away Englewood Beach and Stump Pass Park on Manasota Key beckon with their pristine shores and azure waters; numerous boat ramps out to the Gulf of Mexico are just minutes away. Enjoy all that is close by: Manasota Key ~ Boca Grande ~ golfing ~ fantastic fishing ~ boating ~ marinas ~ hospitals ~ shopping ~ dining ~ gorgeous sunsets and more await! Don't let this opportunity pass you by, call today to get your piece of paradise!