



**272 ALBATROSS ROAD, Rotonda West, FL, 33947**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1863 A/C & 2408.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 519

Water View:

Year Built: 2024

MLS: O6193996

Listed By: YOU HAVE REALTY LLC

Under Construction. THIS HOUSE IS READY FOR SALE NOW. Pack your bags, beautiful sunsets await! This beautiful 2024 home is in its final stages to complete. Located in the highly sought after Rotonda Lakes. THIS HOME IS A MUST SEE! It offers you the perfect blend of coastal living, and modern convenience. When you enter this open concept custom built home you feel the quality of construction and design as it lives larger than just shy of 1900 square feet, and double bonus it is in a non-flood zone X! The well thought through design has many luxurious modern features that give you a non-restricted comfort. The kind of house you will be proud to own, enjoy living in, and entertaining in for many years. This cement block stucco home is built to last with low maintenance. This home is in the safe quiet friendly Florida community of Rotonda Lakes Subdivision. A growing community close to churches, parks, restaurants, shopping, malls, white sand beaches, golf courses, boat ramps, world class fishing in the Gulf waters and famous Bocca Grand Pass. This home is a wise investment in this growing Florida community. It is priced to sell, a must see! Features include: • Chefs' kitchen with real wood cabinets, granite counter tops, and glass tile backsplash. Featuring GE profile double oven "confection microwave and confection oven combination", GE profile 5 burner cook top with warming plate, GE profile dish washer. Custom lighting and more. • Many of the electrical components/ appliances are WIFI capable also built in USB charging ports throughout the house • Coffered ceilings with accent lighting in the family room and master bedroom • The Large Master bedroom with large walk-in closet, and bathroom, access the laundry room • Bedroom # 3 with French doors options for a den, office, living room, formal dining room, etc. • 9' high ceilings plus throughout the house. • Wall to wall porcelain plank tile flooring. • Raised entrance leading into a large foyer with laundry room access as a foyer closet. • The garage has 10' ceilings with attic access and attic storage with lighting. Custom 8' high garage door. This large garage can accommodate an SUV, small RV, or boat. Side garage door with window for outside access and light. • Large energy efficient double pane, low-E, vinyl windows for healthy natural light. • Underground electric service. Additional conduit is installed under the driveway for ease of installing future electric or waterlines • Additional service panel outside to accommodate a swimming pool, outdoor kitchen, etc. • Exterior doors are fiberglass with no-rot jambs, and

stainless steel hinges. • Patio door with Impact glass • Double sink vanities with marble tops in both bathrooms. • All bathroom wall tile set in mortar over cement board.