

**9 PINEHURST COURT, Rotonda West, FL, 33947**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2195 A/C & 2899.00 Total

Neighborhood: Rotonda West

Lot Dim: 80 x 120 x 80 x 120

Prior Taxes: \$ 7,502

Water View:

Year Built: 2019

MLS: C7490892

Listed By: RE/MAX HARBOR REALTY

BEAUTIFUL POOL HOME IN RONTONDA WEST - Check out this move-in ready, 3 bed/2 bath home w/pool in the Pinehurst area of Rotonda West - conveniently located by the Pinemoor Course of the Rotonda Golf & Country Club. This home

features fantastic curb appeal w/brick paver drive & walkways that lead to the double door entry. Step into a spacious, formal living room w/lighted tray ceiling. The living room has disappearing sliding glass doors that open to the lanai & extend the living space outside. In addition to the large living room, the home offers a formal dining room, gorgeous kitchen w/adjacent breakfast area plus a large family room. Formal dining room offers a built-in buffet storage w/lighted glass front cabinets, under cabinet lighting & art deco light fixture. The kitchen boasts quartz counters, stainless steel appliances, iridescent mosaic tile back splash, under cabinet lighting & two closet pantries. Other architectural details include wood-look plank tile flooring throughout the main living areas, crown molding, soaring cathedral ceilings in the kitchen & breakfast area, vaulted ceiling in the family room & decorative nooks & plant shelves. The master suite has private access to the lanai w/a pool view & an en-suite master bath w/oversized walk-in closet, dual sinks w/seated vanity area, spacious & accessible tiled shower w/no lip entry & bench seating plus a walk-in tub. The split bedroom layout features large guest rooms that share a guest bath w/walk-in shower. Outside, the lanai has an in-ground, heated pool surrounded by a large, brick paver deck. Wooded area behind the home separates the property from the Pinemoor golf course giving the illusion of a having your own private oasis in the back. The home also offers an en-suite laundry room w/utility sink that doubles as a mudroom w/direct access to the attached 2-car garage. Hurricane protection is offered through impact windows & hurricane panels for the lanai. Rotonda West is a growing, deed-restricted community w/26 miles of canals & an active property owners' association. Rotonda Golf & Country Club is centrally located within Rotonda West offering 5 golf courses w/a total of 99 holes of golf. Other neighborhood amenities include a community center, playground, & access to the 165-acre Broadmoor Park w/miles of walking & bike trails. The Rotonda West Association also boasts a number of social groups including a book club, fishing club, bridge club & active Neighborhood Watch. County water & sewer available. Start living the Florida dream here - w/quick & convenient access to area restaurants & shopping as well as world-class golf, beaches, fishing, & boating. This home is your gateway to realizing your Florida dreams. Make an appointment today.