

**1200 KINGFISHER DRIVE, Englewood, FL, 34224**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2237 A/C & 5122.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 7,509

Water View: Lagoon

Year Built: 2016

MLS: D6136031

Listed By: PARADISE EXCLUSIVE INC

Looking for your Private Oasis? Exquisite KeyWest Style Gulf Access Waterfront Estate on 2.5 Acres with Ultimate Indoor/Outdoor Living and Daily Sunsets This stunning KeyWest-style home with a metal roof blends luxurious indoor spaces with unparalleled outdoor amenities including a versatile space/man cave with disappearing sliders, pool bath/shower. With proximity to shops and restaurants

and just 4 miles from Englewood Beach/Manasota Key, 2,440 sq ft of living air-conditioned space plus the lower level pool/man cave space. Built in December 2016 the main level boasts 3 bedrooms, a den/office, and 3 baths along with a lower level with a 6+ car garage, man cave & pool bath. Westward-facing indoor/outdoor living space for an exceptional waterfront lifestyle and never-failing sunsets. The expansive 16' disappearing sliders connect to the outdoors to a two-story custom 3-sided panoramic screen cage, a heated, oversized saltwater pool with an expansive sun-shelf, slide, spa jets, and table and bench. The outdoor oasis is complete with a tiki hut, firepit, and custom kitchen, all set against the backdrop of beautiful waterfront views. Pergola with a metal roof, additional covered entertaining areas with tile accent walls with a bar sink and granite counters, a BBQ grill, and lower cabinets/drawers. All outdoor living space has paver decking and walkways. Landscaped grounds feature extra areas for outside parking (RV) & plenty of toys, coconut trees, areca palms, seagrape & pitch apples for added privacy and coastal life. 20-minute Gulf access boating time via Ainger Creek & the Intracoastal from your semi-private lagoon. Lagoon & creek are premiere locations for kayaking, SUP & boating, fishing, manatee watching, and endless marine adventures. Your oasis includes a floating boat dock, a jet ski dock & rip rap seawall with manicured mangroves. Enter from a grand Trex deck-styled staircase entrance with a covered porch. The main entrance doorway has a disappearing screen to open the doors for the perfect day! Spacious open floor plan includes a kitchen with an induction range, leathered granite, cabinetry with under cabinet lights, pot & pan drawers, and soft-closing doors & drawers. The living and kitchen areas provide the feeling you are indoors with water views and sunsets. Comfort and luxury extend throughout the living spaces with crown molding, plantation shutters, and all LED lighting, custom mantel with heated electric fireplace. The Tommy Bahama inspired master suite offers tray ceiling, direct lanai access, custom barn door to a walk-in closet, and a spa-like bathroom with double sinks, a soaker tub, and a custom shower (2 heads plus 2 massagers). Ensuite bath/shower guest bedroom, an office/den/bedroom, guest bedroom, main bath/shower, laundry room and shaft for a future elevator used as storage. 6+ car garage set up with a separate 2 car garage and 4+ open on both ends giving you easy access for boat/toys. UV & specialty tint impact-resistant windows/doors, spray foam insulation (ceiling/floor/exterior walls), whole-house water filtration system w/softener. Whole-home generator pre-wired & wired/wifi alarm systems. Furnishing negotiable-second home/vacation/income rental option Two drive entrances. Front via 1121/1131 Drury Ln, private gate. Back drive access Kingfisher Rd. Two ponds and acreage, cleared area for possible accessory buildings(shop, garage, barn, guest house) Listing agent is seller.