

**342 GREEN DOLPHIN DRIVE, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 3502 A/C & 5601.00 Total

Neighborhood: Placida

Prior Taxes: \$ 15,425

Water View: Intracoastal Waterway, Pond

Year Built: 1991

MLS: D6134109

Listed By: MICHAEL SAUNDERS & CO. - BOCA

Incredibly rare gated compound in the historic Vanderbilt developed neighborhood of Cape Haze. Beautiful Mediterranean style home is across the street from the Intracoastal Waterway with sensational partial views and a brand new standing seam metal roof. The spectacular property grounds include about 1.76 acres, an expansive circular driveway, oversized three-bay garage, a private manicured

lagoon with fountains, a gazebo/picnic area, 2,000 square foot screened lanai with an elevated pool and eight person spa that affords views of the water, all surrounded by 1,500 feet of privacy wall. The grand interior features about 3,500 sq.ft., three bedrooms and bathrooms, private office/den, 22 foot ceilings, and a completely renovated kitchen with custom cabinetry. The acreage and zoning allows for a second home to be built or a portion to be subdivided. Much of Hurricane Ian repairs have been completed but there is some drywall, flooring, paint and trim work needed. Its a great situation for someone wanting to have a like-new home with their own custom design style and not have to wait more than two years for a new construction. The elegant neighborhood showcases tree-lined streets with towering banyans and large-acreage properties. A short walk to the Association kayak launch or quick boat trip to the 400 ft of private beach that's next to the Don Pedro State Park. Enjoy the ultimate coastal lifestyle being just minutes from Boca Grande, miles of pristine sandy beaches, three full service marinas, essential shopping, plentiful dining options, dozens of golf courses, and world-class fishing and boating.