



17 FLARE COURT, Placida, FL, 33946

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2279 A/C & 3611.00 Total

Neighborhood: Sands of Placida, Placida

Prior Taxes: \$ 6,999

Water View:

Year Built: 2019

MLS: D6135138

Listed By: PARADISE EXCLUSIVE INC

HUGE Price Reduction!! Don't Wait, Best Value in this Area!! This 2019 3 Bed/2.5 Bath 2279 Sq Ft Coastal Estate Home Has Been Masterfully Designed on 3/4 of an Acre with No Detail Overlooked. Bring Your Discriminating Buyers to See This Property, **LIVE LIKE YOU'RE ON VACATION.** As you Drive up, Notice the Manicured Lawn with Thoughtful Plantings(2 Wells for Irrigation). This home has a

Beautiful Presence with the Metal Roof & Brick Detail(Metal Roof with Spray Foam Insulation is an Energy Saver). Double Doors at the Entry give a Grand Entrance into the Open Family Room, Kitchen & Dining. Impressive Tall Ceilings with Details of Crown Molding, Classy Fans & Lighting. Light & Bright throughout, the Pocketing Zero Corner Sliders Give a Wonderful View of Lanai & Pool Area. Let's Start with a Look at the Large Office Situated at the Front of the Home with Built in Cabinets & Granite, Perfect for a Work From Home Scenario, Business, School, Crafts or an Area to Manage your Personal Life. The Great Room with 14 foot Ceilings is Open to a Modern Kitchen, a Cook's Dream with Upgraded Ceiling High Cabinets with Glass Doors, Decorative Lighting, Deep Drawers for Pots & Pans, A Tile Backsplash, Double Wide Island with Cabinets all Around, Upgraded Stainless Appliances & a Propane Cooktop Range, all Surrounded by Exotic Granite. Check Out the Size of the Dining Area, Not Your Typical Florida Nook this Area Will Accommodate a Large Table to Gather with Friends & Family. The Private & Beautifully Appointed Owners Suite is on the Right Side of the Home & Boasts Tray Ceilings, Two Walk in Closets & Sliders to the Lanai. The Master Bath is Bright & Airy with Glass Features, Double Sinks, a Walk Through Shower with Tile to the Ceiling, Granite Bench, Extended Cabinetry with Level 4 Granite & Super Soaking Tub. The 2 Guest Suites are on the Opposite Side of the Home, Both Oversized to Accommodate Large Furniture or Just Some Extra Elbow Room. They Share a Luxury Bath that also Doubles as a Pool Bath. The Laundry Room is Well Equipped with Built in Upper & Lower Cabinets, Granite & a Built in Sink. There is a Half Bath Located in the Hallway Between the Garage Door & Laundry room. This 3 Car Garage is Oversized 27x33 with Epoxy Floor & Insulated Garage Doors, Deep Enough for Those Oversized Vehicles & Toys. Entertaining on a Large or Small Scale, Enjoying Some Relax Time or a Little Solitude, this Home has you Covered. The Floorplan Flows Seamlessly Inside & out. Open those Sliders, Enter Your Extra Deep Covered Lanai, Enjoy Morning Coffee, a Mid-Day Book or Fiery Sunsets in the Evening. Lookout Over Your Custom 12x32 Heated, Salt Water Pool with Dual Fire Features, 4 Deck Water Jets & Fish/Mermaid Fountain. The Clearview Screen Adds an Unobstructed View to the Additional Paved Propane Fire Pit & Lounging area with Multiple Entertaining Venues that Encompass the Sides & Rear of the Property. Over \$160,000 in Outdoor Hardscaping & Custom Lighting Showcase this Home. Check out the Custom Grill Area with Room for an Egg Grill, A Smoker or A Grill/Griddle. Here's a Few Other Extras, a Hard Wired Whole House 22kw Generac Generator with a 1,000 Gallon Propane Tank. Water Softener, Alarm System, Hurricane Windows & Doors. Roll down Hurricane Screens on Entry & Lanai for added Protection. Insulated Interior Walls, Oversized Paver Driveway, Too Many Upgrades to list. Close to Beaches, Golf & Shopping. Make this Home A Priority to See, Make this your New Home.