

**4632 ARLINGTON DRIVE, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2210 A/C & 3183.00 Total

Neighborhood: Placida

Lot Dim: 80 x 140

Prior Taxes: \$ 7,450

Water View: Canal

Year Built: 1992

MLS: C7491719

Listed By: KW PEACE RIVER PARTNERS

**THIS IS IT!!** This Cape Haze Windward community home has 3 bedroom, 3 bathroom, 2 car garage with pool and overlooks canal access to the gulf. This beautiful turnkey home is move in ready for your family or rental. Current owners

received \$5600 mo. Nov-May. This home has a new aluminum metal roof with solar pool heater. As you walk into the open concept home you feel right at home. All furnishing stay, ready for your family or your rental clients. Just bring your toothbrushes! Updated and relaxing this home boosts everything you need for entertaining. The kitchen has plenty of cabinets for storage and a breakfast bar for your morning coffee. A nice size dining room is adjacent to the kitchen and living room areas. Table of 8 is waiting on your next meal or game night. The large primary bedroom has sliders that go out to the lanai and screened pool area. As well as a large ensuite with double vanities, soaking tub and shower. On the other side of the house, you have a laundry room with lots of storage and front load washer and dryer. The guest suite has their own private bathroom with walk in shower. The 3rd guest room is large and also over looking the pool through their own sliders. This guest room is located next to the guest bathroom that also has outdoor access to the pool. The lanai is HUGE!!! It has many different areas to entertain. Has an area for cooking on your outdoor grill and smoker. A large dining area for all your cookouts. Also has a hammock for relaxing and watching swimmers in the large solar heated, saltwater pool. Plenty of room for chaise lounges to sunbathe. Outside the lanai area is an firepit for outside smore making and talks around the fire. A paver sidewalk leads you to the new composite decking and a boat lift. This canal is a boaters dream. Water deep enough for a large boat that goes out to the gulf or to Boca Grande. Plenty of fishing, boating, relaxing and entertaining this is a must see.