



\$ 879,000



646 Boundary Blvd, Rotonda West, FL 33947

- » Beds: 4 | Baths: 2 Full
- » MLS #: D6139616
- » Single Family | 2,518 ft² | Lot: 29,185 ft² (0.67 acres)
- » More Info: 646BoundaryBlvd.IsForSale.com



Yvonne Wolf
 941.855.1566
yvonnewolf@michaelsaunders.com
<http://YvonneWolf.michaelsaunders.com>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER
 Sales Office
 1200 S McCall Rd
 Englewood, FL 34223
 (941) 473-7750

Remarks

One or more photo(s) has been virtually staged. If there ever was a case to be made for the importance of Location, Location, Location in real estate, this home is the perfect example of such a statement. Centered on a double waterfront lot (almost of an acre) on one of the widest views of the Rotonda River/Canal, you can enjoy ultimate privacy. If you want a home with Curb Appeal, you could not ask for more. The roof was recently (2023) replaced with a steel metal standing seam roof with a under dry-in layer membrane. This is what the insurance companies prefer. All of this is monitored with 3 separate security systems. Enjoy plenty of outside temporary and permanent parking in your grand circular driveway leading up to the garages. There are 2 separate fenced-in storage compounds for your yard maintenance equipment. The property has just been updated with new mulch in the numerous flower beds. There is a large Master Bedroom with a tray ceiling and views of the pool and the River/Canal The master bedroom is part of a suite that can be separately closed off and includes a magnificent bathroom with double vanities, large walk-in shower. an oval soaking tub. large walk-in closet. and a large second clothes or linen closet. The second bedroom has a walk-in closet and

