



\$ 775,000



646 Boundary Blvd, Rotonda West, FL 33947

- » Beds: 4 | Baths: 2 Full
- » MLS #: D6139616
- » Single Family | 2,518 ft<sup>2</sup> | Lot: 29,185 ft<sup>2</sup> (0.67 acres)
- » More Info: [646BoundaryBlvd.IsForSale.com](https://www.646BoundaryBlvd.IsForSale.com)



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#### Remarks

One or more photo(s) has been virtually staged. "X" Flood Zone so flood insurance not required!!! SELLER FINANCING AVAILABLE WITH ACCEPTABLE OFFER!! Are you looking for "High & Dry", then this is the home for you!!! 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 ¼ 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

