

\$475,000 - 194 Sportsman Road, ROTONDA WEST

MLS® #N6138333

\$475,000

3 Bedroom, 2.00 Bathroom, 2,050 sqft

Residential on 0.22 Acres

ROTONDA WEST BROADMOOR, ROTONDA WEST, FL

Welcome to this beautifully designed 3-bedroom, 2-bathroom home with den/office, located in the desirable Broadmoor neighborhood of Rotonda West. As you step through the double front doors into the inviting foyer, you will immediately appreciate the spaciousness of this open floorplan, where vaulted ceilings, all tile floors and neutral tones create an airy, welcoming atmosphere throughout. To your left, through double French doors, is the perfect den or office space, offering the privacy and functionality you want for work or relaxation. The heart of the home is the expansive living area, where the living room, kitchen and dining spaces seamlessly flow together, providing an ideal setting for both comfortable family living and entertaining. The kitchen boasts a large island with ample seating for four - just right for casual dining, while the adjacent dining room is flooded with natural light from two sets of sliding glass doors, offering views of the stunning outdoor space beyond. Step outside to your own private and peaceful paradise - two lanai spaces with access from both the primary bedroom and bedroom 2, give you and your guests the best spots to enjoy the scenic views, vibrant sunsets, and our wonderful Florida weather. The centerpiece of the backyard is the sparkling pool and elevated spa - complimented by lush tropical landscaping and the peaceful sound of the spa waterfall and the jingle of windchimes in a



gentle breeze. Look beyond your lanai to the peace and privacy of acres of ponds, trees and the trails of Broadmoor Park. It is like a hidden secret back there! Your side and back yard areas are fully fenced for added convenience and security. The home boasts lovely curb appeal with tropical landscaping that adds to the charm. The irrigation system is on a timer and the water is sourced from the pond in the back, ensuring low maintenance and consistent care for the lush surroundings. Best of all, the location of this home in Broadmoor offers easy and direct access to breathtaking views of the open treed space and the tranquil acreage of Broadmoor Park. Once a golf course, the park now features multiple ponds frequented by our local birds and miles of walking or bicycling trails. Whether you are enjoying the private, peaceful outdoor views or entertaining by the pool, this home offers a perfect blend of comfort, convenience and natural beauty. This home is a must-see from the inside to the bountiful back yard to fully appreciate all it has to offer. The vacant lot next door is listed for sale separately - by a different brokerage.

Built in 2014

Essential Information

MLS® #	N6138333
Price	\$475,000
Sold Price	\$440,000
Date Sold	October 9th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,050
Acres	0.22
Year Built	2014
Type	Residential

Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	194 Sportsman Road
Area	Rotonda West
Subdivision	ROTONDA WEST BROADMOOR
City	ROTONDA WEST
County	Charlotte
State	FL
Zip Code	33947

Amenities

# of Garages	2
View	Park/Greenbelt, Trees/Woods, Water
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Coffered Ceiling(s), Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Garden, Hurricane Shutters, Lighting, Rain Gutters, Sliding Doors
Lot Description	Level
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	April 22nd, 2025
Days on Market	103
Zoning	RSF5
HOA Fees	190
HOA Fees Freq.	Annually

Listing Details

Listing Office PARADISE EXCLUSIVE INC

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