

\$399,900 - 288 Mariner Lane, ROTONDA WEST

MLS® #D6133675

\$399,900

3 Bedroom, 3.00 Bathroom, 2,115 sqft

Residential on 0.23 Acres

ROTONDA WEST PINEHURST, ROTONDA WEST, FL

One or more photo(s) has been virtually staged. PRICE HAS BEEN SLASHED! NEW ROOF AND AC SYSTEM! NOT IN A MANDATORY FLOOD ZONE! You have found your dream home in Rotonda West, Florida! There's no need to spend \$500,000 on a house that has been updated to the current owner's taste but not necessarily yours!

Purchase this one and make it your own with cosmetic changes! The meticulous attention to maintenance, the recent updates to roof and ac, and the water view make it a perfect choice! . With over 2,100 sq ft, the home offers ample room for spacious comfortable living.

The well-thought-out floor plan with 3 bedrooms, 2.5 bathrooms, and a 2-car garage provides both space and privacy for everyone in the family. The seamless flow of open living spaces is ideal for entertaining guests or spending quality time with family. This home is also perfect for entertaining, with multiple areas for your guests to mingle! The kitchen has ample cabinetry and solid surface countertops, an island adding additional storage area, and a convenient breakfast bar makes meal preparation a pleasure. The closet pantry provides plenty of space for all of your canned or boxed goods! The CAGED POOL with new screening and views of the freshwater canal adds a touch of luxury and relaxation to your outdoor space. Accordion HURRICANE SHUTTERS provide peace of mind during storm seasons, and ensure your



home is well-protected. Accordion shutters are very easy to use, allowing you to open and close them in just a few minutes. With this very desirable location, Rotonda West is known for its affordable HOA fee of only \$190/yr, reasonable deed restrictions, and an abundance of outdoor activities. It caters to golf enthusiasts, nature lovers, and those seeking a laid-back lifestyle. A short drive to the beautiful Gulf Beaches adds another layer of appeal, offering easy access to Florida's stunning coastline. This one owner home seems to encapsulate the ideal Florida lifestyle. It's not just a home; it's an experience. The combination of practical features, aesthetic details, and the beautiful surroundings makes it a fantastic opportunity for anyone looking to embrace the charm! If I were in the market for a home, this description would certainly pique my interest!

Built in 2003

Essential Information

MLS® #	D6133675
Price	\$399,900
Sold Price	\$385,000
Date Sold	October 18th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,115
Acres	0.23
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	288 Mariner Lane
Area	Rotonda West
Subdivision	ROTONDA WEST PINEHURST
City	ROTONDA WEST
County	Charlotte
State	FL
Zip Code	33947

Amenities

Amenities	Clubhouse, Park, Playground
Parking	Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Canal - Freshwater
Has Pool	Yes

Interior

Interior Features	High Ceilings, Open Floorplan, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1
Furnished	Unfurnished

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Sliding Doors
Lot Description	Cleared, In County, Landscaped, Level, Near Golf Course, Paved
Roof	Shingle
Foundation	Slab

School Information

Elementary	Vineland Elementary
Middle	L.A. Ainger Middle
High	Lemon Bay High

Additional Information

Date Listed	December 11th, 2023
Days on Market	638
Zoning	RSF5
HOA Fees	190
HOA Fees Freq.	Annually

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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