

\$640,000 - 496 Boundary Boulevard, ROTONDA WEST

MLS® #D6138030

\$640,000

3 Bedroom, 3.00 Bathroom, 2,295 sqft

Residential on 0.33 Acres

ROTONDA WEST PINEHURST, ROTONDA WEST, FL

This home has it all! Turnkey-Furnished! New Standing Seam Metal Roof in December of 2022. 60 AMP TESLA Home Charging Station! See the Love and Pride of this Custom-Crafted Home. Built using ICF construction, its Quality, Energy Efficiency, and Comfort can't be beaten! This is Florida Living at its finest. An open floor plan with split bedrooms and an expansive outdoor entertaining space lets you bring the outdoors in. Beautiful custom double doors await you as you enter the spacious foyer, with 10' ceilings throughout. Large dining room with tray ceiling, Great room, and plenty of room to accommodate all your friends and families.

The heart of the home is always the kitchen, and you won't be disappointed. This kitchen is a chef's delight, with a 36' stove top.

Hand-crafted solid wood Amish cabinetry with convenient pull-outs, granite countertops, LED over/under cabinet lighting, glass backsplash, a beautiful Samsung stainless-steel appliance package, and two pantries. The primary bedroom is its private retreat, with a tray ceiling and French doors with internal blinds that provide direct access to the lanai, which is already fitted with a king-size adjustable bed and TV. The spa-like bath is stunning, with split dual vanities, solid wood cabinetry, granite countertops, and a linen closet. Roman walk-in shower crafted with porcelain tile from floor to ceiling. Bedroom two offers an ensuite bathroom, along with a queen-size adjustable



bed. Bedroom three is highlighted with a king-size bed, TV, and French doors with interior blinds opening to the lanai and pool area.

A separate third bathroom with a custom neo-angle shower and glass enclosure. Other updates include poured solid concrete walls, PGT vinyl Low-E insulated windows/doors, a 16/17 seer HVAC heat pump, R-20 open cell spray foam(over living areas, garage, front porch, and lanai), a 50-gallon Rheem prestige hybrid water heater, and 8' interior solid core doors. The oversize 3-car garage (822 sq. ft.) offers insulated impact doors (Wayne Dalton), a second refrigerator, a mini-split HVAC, cabinets, a work area, Gorilla flooring, and a pull-down stairway leading to 200+/- sq. ft. of additional attic storage. Tropical landscaping with cement curbing and a water fountain is done on an oversized lot (80ft X 180ft). Rotonda West is a desirable, sought-after neighborhood with five golf courses, walking trails, a park, and tennis courts. Close to several pristine beaches, marinas, world-class fishing, sports centers, specialty shops, and fine dining. Call today for your private showing.

Built in 2018

Essential Information

MLS® #	D6138030
Price	\$640,000
Sold Price	\$600,000
Date Sold	April 10th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,295
Acres	0.33
Year Built	2018
Type	Residential

Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Sold

Community Information

Address	496 Boundary Boulevard
Area	Rotonda West
Subdivision	ROTONDA WEST PINEHURST
City	ROTONDA WEST
County	Charlotte
State	FL
Zip Code	33947

Amenities

Amenities	Golf Course, Other, Park, Playground, Storage, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Ground Level, Guest, Oversized, Workshop in Garage
# of Garages	3
View	Pool, Water
Is Waterfront	Yes
Waterfront	Canal - Freshwater
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Touchless Faucet, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1
Furnished	Furnished

Exterior

Exterior Features	French Doors, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Level, Near Golf Course, Near Marina,

Oversized Lot, Private, Sidewalk, Paved

Roof Metal

Foundation Slab

School Information

Elementary Vineland Elementary

Middle L.A. Ainger Middle

High Lemon Bay High

Additional Information

Date Listed September 21st, 2024

Days on Market 370

Zoning RSF5

HOA Fees 190

HOA Fees Freq. Annually

Listing Details

Listing Office PEACOCK PREMIER PROPERTIES LLC

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