

\$369,000 - 1344 Backspin Drive, ENGLEWOOD

MLS® #A4633735

\$369,000

2 Bedroom, 2.00 Bathroom, 1,522 sqft

Residential on 0.11 Acres

BOCA ROYALE PH 1, ENGLEWOOD, FL

**** MINT CONDITION VILLA & TURNKEY FURNISHED**** Pristine & Clean Welcome to your dream retreat in the prestigious Boca Royale Golf & Country Club, located in sunny Englewood, Florida. This 2 Bed, 2 Bath PLUS DEN offers a maintenance-free lifestyle in a gated, resort-style golf community without the golf fees. (Golf optional) Exceptionally maintained villa with gorgeous sunrises from a coveted eastern rear lanai exposure with long-range lake views. Once you walk in to this villa,..you know itâ€™s the one! Beautifully decorated with neutral tile set on a 45 degree angle which expands the space and draws your eyes towards the big water views. Sip coffee on your tropical, extended and screened lanai observing the abundant Florida wildlife. Fishing on lake allowed. A French double-door Den with wood-look luxury vinyl tile offers flexibility for an office, library, craft room, or extra sleeping space for guests. Well-appointed white shaker cabinet kitchen with stepped cabinets, cabinet crown moulding, NEW state-of-the-art Samsung Refrigerator (2024) with hidden beverage center, efficient NATURAL GAS range and stainless appliances. Granite counters grace this kitchen with a large kitchen island accented with luxury pendant lighting. Ample space to entertain in your great room with decorative step-ceiling, modern ceiling fan and seamless access to the lighted lanai. Primary bedroom has palm-tree accented water view equipped with neutral carpet, dual walk-in



closets with built-in shelving, dual sinks, a large walk-in shower and private toilet room. Bed 2 has walk-in closet and close access to Bath 2. Walk-in laundry room with cabinetry and WASHER & GAS DRYER included. Furnishings are INCLUDED for a seamless move-in experience! Honeywell automated phone controlled Thermostat. Garage has mounted overhead metal shelving as well as ample storage, bike and kayak racks included. Small workshop area in garage, Insulated garage door. Ready to embrace the FL lifestyle? Stroll down the sidewalks to the Martinique heated COMMUNITY POOL and SPA with outdoor BBQ kitchen. Also included - Lawn maintenance, trimming, mowing, mulching and irrigation. Pest control & Exterior painting included! **NO CDD FEES HERE** FLOOD CODE = X with Hurricane Shutters Included for peace of mind. For the golf lovers, Boca Royale features an 18-hole golf course, newly renovated by golf architect Gordy Lewis. 6 clay tennis courts, 8 new pickleball courts and a newly renovated clubhouse ready for Fun! (Golf, Racquet and Social Memberships available separately and optional. Boca Royale is a semi-private Club with Dining & some Social open to Public.) Prime location in South Sarasota County, close to beaches, restaurants, dining, medical facilities,..yet just outside of the main traffic congestion areas. This villa is an exceptional opportunity to live in a vibrant, welcoming community while being close to the pristine beaches and attractions of Englewood, Sarasota County, Wellen Park area with Cool Today Park/Atlanta Braves Spring Training activities. Start living the casual, yet refined Boca Royale & Florida lifestyle today! (SURVEY INCLUDED)

Built in 2015

Essential Information

MLS® #	A4633735
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,522
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	4,250.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	6 Months

Community Information

Address	1344 Backspin Drive
Area	Englewood
Subdivision	BOCA ROYALE PH 1
City	ENGLEWOOD
County	Sarasota
State	FL
Zip Code	34223-1903

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air

# of Stories	1
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Exterior

Exterior Features	Garden, Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
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Roof	Tile
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Foundation	Slab
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School Information

Elementary	Englewood Elementary
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Middle	L.A. Ainger Middle
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High	Lemon Bay High
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Additional Information

Date Listed	January 11th, 2025
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Days on Market	256
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Zoning	RSF1
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Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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