

\$675,000 - 9203 Griggs Road B304, ENGLEWOOD

MLS® #A4636260

\$675,000

3 Bedroom, 3.00 Bathroom, 2,094 sqft

Residential on 0.05 Acres

GRANDE PRESERVE ON LEMON BAY PH,
ENGLEWOOD, FL

Make Home in a Community That Has It All!

The Grande Preserve on Lemon Bay gives you the Perfect Lifestyle with 48 Wonderful Owners. It offers Clubhouse with Gym, Tennis/Pickle Ball, Pool/Spa, Fire Pit/Putting Green & State-of-the-Art Marina.

This Turnkey unit is a Top Floor End Unit with magnificent Views of the ICW, has 3 Bedrooms, 2.5 Bathrooms, Office, Laundry Room & Pantry. The Owner upgraded New Floor Tiles throughout, placed on the diagonal. Brand New Kitchen with Quartz Countertops & "Waterfall" end. Quartz continued as the back splash. Under mount drawer slides giving full extension & self-closing drawers. New Stainless-Steel Appliances. Large walk in Pantry with so much storage. New light fittings in the kitchen. Granite in all Bathrooms. Custom fitted Laundry Room, plenty of storage. Large Master Bedroom with views of ICW. Italian Designer Bedroom furniture from the Giorgio Collection. Walk in Closet & 2 further Closets & 2 Linen Closets. Advanced 2 Stage HVAC system.

This Condo suffered No Damage from Hurricanes Helene & Milton. Hurricane Rated & Insulated Windows & Rollscreen Hurricane Shutters on the Sliders. Building Wind & Flood Insurance is \$208.33 Month, paid in the Monthly Condo Fee.

This Condo comes with 2 Parking Spaces & Storage Cages, as well as Boat Slip #14 & 10,000 Lift (Valued at \$70,000). Just pack your



cases, move in & sit on your Lanai to enjoy the view. The Lanai faces West for Stunning Sunsets, view of Calm Lake & Lemon Bay. Everything else is provided!

Built in 2005

Essential Information

MLS® #	A4636260
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,094
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Condominium
Style	Florida
Status	Sold
Property Taxes	4,349.00
Pet Size Limit	Large (61-100 Lbs.)
Minimum Lease	1 Month

Community Information

Address	9203 Griggs Road B304
Area	Englewood
Subdivision	GRANDE PRESERVE ON LEMON BAY PH
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions
Parking	Covered, Ground Level, Guest, Open, Under Building
# of Garages	2

View	Pool, Tennis Court, Water
Is Waterfront	Yes
Waterfront	Waterfront, Intracoastal Waterway

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Wine Refrigerator
Heating	Electric, Heat Pump
Cooling	Central Air, Humidity Control
# of Stories	3

Exterior

Exterior Features	Balcony, Hurricane Shutters, Irrigation System, Lighting, Outdoor Grill, Outdoor Shower, Private Mailbox, Rain Gutters, Shade Shutter(s), Sliding Doors, Sprinkler Metered, Storage, Tennis Court(s)
Lot Description	Flood Insurance Required, FloodZone, In County, Landscaped, Near Marina
Roof	Concrete, Membrane, Metal
Foundation	Block, Slab, Stem Wall, Stilt/On Piling

School Information

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

Additional Information

Date Listed	January 17th, 2025
Days on Market	229
Zoning	RMF5

Listing Details

Listing Office	ALLISON JAMES ESTATES & HOMES
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