

\$725,000 - 45 Grand Palms Boulevard, ENGLEWOOD

MLS® #A4638236

\$725,000

3 Bedroom, 3.00 Bathroom, 2,956 sqft
Residential on 0.23 Acres

BOCA ROYALE, PH 1-A, ENGLEWOOD, FL

Welcome to an exceptional residence in the prestigious Boca Royale golf community, where luxury meets lifestyle in this meticulously maintained courtyard home. This lakefront sanctuary offers 2,956 square feet of thoughtfully designed living space, featuring three bedrooms and three bathrooms, including a private guest cottage perfect for visiting friends and family. New ROOF 2025!

The home's elegant open floor plan creates an ideal environment for sophisticated entertaining, anchored by a refined living area with a gas fireplace and custom-built entertainment center. The primary bedroom suite epitomizes luxury with its ensuite bathroom, showcasing a glass-enclosed walk-in shower, dual vanities with premium quartz countertops, and custom closet organizers.

Outdoor living reaches new heights with a private heated pool, perfect for year-round enjoyment. The extended three-car garage includes a climate-controlled flex space, ideal for a personal fitness center or hobby room. Modern conveniences abound with electric hurricane shutters and comprehensive roll-down protection systems ensuring peace of mind.

Boca Royale's world-class amenities are just a golf cart ride away, including pickleball courts, tennis facilities, and a newly renovated 18-hole



golf course complete with putting and chipping areas. The community's prime location offers easy access to Manasota Key's pristine beaches, charming restaurants, and historic Dearborn Street.

This turnkey furnished residence represents the pinnacle of Florida living, where casual elegance meets resort-style comfort. The thoughtful design, coupled with the community's robust amenities and proximity to Englewood's attractions, creates an unparalleled living experience in one of Florida's most desirable locations.

Built in 2002

Essential Information

MLS® #	A4638236
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,956
Acres	0.23
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Courtyard
Status	Sold
Property Taxes	4,804.00
Minimum Lease	6 Months

Community Information

Address	45 Grand Palms Boulevard
Area	Englewood
Subdivision	BOCA ROYALE, PH 1-A
City	ENGLEWOOD
County	Sarasota
State	FL

Zip Code 34223-1808

Amenities

Amenities Clubhouse, Fence Restrictions, Gated
Parking Garage Door Opener
of Garages 3
View Pool, Water
Waterfront Lake
Has Pool Yes

Interior

Interior Features Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances Bar Fridge, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating Central
Cooling Central Air, Zoned
Fireplace Yes
Fireplaces Decorative, Electric, Free Standing, Non Wood Burning, Other Room

Exterior

Exterior Features Courtyard, French Doors, Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters
Lot Description In County, Landscaped, Near Golf Course, Street One Way
Roof Tile
Foundation Slab

School Information

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

Additional Information

Date Listed February 4th, 2025
Days on Market 214
Zoning RSF3

Listing Details

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