

\$199,900 - 6089 Toucan Drive, ENGLEWOOD

MLS® #C7512026

\$199,900

3 Bedroom, 2.00 Bathroom, 1,608 sqft

Residential on 0.19 Acres

LEMON BAY ISLES PH 04, ENGLEWOOD,
FL

Come on home to the sought after 55+ community of Lemon Bay Isles, where golf carts are ok and mandatory membership at the Lakeside Club can keep you as busy as you want to be. This is a true 3 bedroom unit that has many options for use of space. Living room dining room layout has built in buffet. At the rear of home is primary spacious bedroom with lots of closet space and en suite with walk in shower. Kitchen has more than ample cabinetry and island with granite countertop as well as eat in breakfast nook. At the front of the home you'll find 2nd bath as well as 2nd bedroom, a "bonus" area that serves perfectly as an office then on to family room and 3rd bedroom adjacent which gives family or guests their own sense of privacy. Off of the dining area is a Florida/sun room with direct exit to outdoors. Opposite side of the home is a newer screened lanai with storage room at the very back and carport at the front. This community is located within biking/walking distance of shopping/dining or less than a mile car ride. Gulf beaches and golfing can be found within an appx. 10 minute drive too! The clubhouse is just STEPS across the street from your new home that offers many activities, community pool, tennis, library and more and membership is required for a low annual fee . What you see is what you get here as being sold TURNEY FURNISHED. You will find peace of mind knowing new HVAC at rear of home 2025, other unit 2017,



roof replaced 2022 and updated laminate flooring in most areas. IF you are dreaming of an affordable slice of paradise this one is a must see today!

Built in 1991

Essential Information

MLS® #	C7512026
Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,608
Acres	0.19
Year Built	1991
Type	Residential
Sub-Type	Manufactured Home
Status	Sold
Property Taxes	2,921.00
Minimum Lease	1 Month

Community Information

Address	6089 Toucan Drive
Area	Englewood
Subdivision	LEMON BAY ISLES PH 04
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-8796

Amenities

Amenities	Clubhouse, Pool, Recreation Facilities, Tennis Court(s)
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Rain Gutters
Roof	Shingle
Foundation	Crawlspace

School Information

Elementary	Myakka River Elementary
High	Lemon Bay High

Additional Information

Date Listed	July 4th, 2025
Days on Market	57
Zoning	MHC

Listing Details

Listing Office	OCEAN PARTNERS REAL ESTATE
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