

\$360,000 - 1384 Backspin Drive, ENGLEWOOD

MLS® #D6138450

\$360,000

2 Bedroom, 2.00 Bathroom, 1,532 sqft

Residential on 0.18 Acres

BOCA ROYALE PH 1, ENGLEWOOD, FL

You will want to check out this amazing price adjustment on this nicely situated lakeside Villa in Boca Royale, where everyday you will be living a fabulous lifestyle. Discover the perfect combination of elegance and tranquility in this maintenance-free waterfront villa, a true gem in Boca Royale. As you enter through the stylish screened entryway, youâ€™re immediately welcomed by breathtaking panoramic lake views that set the tone for a lifestyle of serenity and beauty. The extended lanai, featuring pocketing sliding doors, invites you to experience unforgettable sunrises and sunsets right from the comfort of your home.

This villa, built in 2014, has all the important ticket items new and replaced while it boasts a thoughtfully designed split-bedroom floor plan that prioritizes privacy, with two spacious bedrooms and two well-appointed baths, complemented by a versatile Den/Flex room. High-end upgrades throughout include impact windows for peace of mind, storm smart shutters on the lanai, and elegant interior plantation shutters that enhance the homeâ€™s elegant ambiance. Barrel Tile Roof was replaced in late 2023, AC 2023 and the Newly installed Hot Water Tank and New Garage Door Opener (2025) ensure that you can be living the dream and not seeking the nearest hardware store! The chef-inspired kitchen features granite countertops, chic shaker-style soft-close cabinetry, and a pantry that elevates your culinary experience. The



primary suite serves as your personal retreat, offering stunning lakefront views and a luxurious ensuite bath complete with dual vanities, a private toilet closet, and a spacious walk-in shower. An additional bedroom and bath, along with a dedicated laundry room, provide practicality and ease. Positioned just steps from the Martinique area's heated community pool and spa, this villa offers an unparalleled lifestyle. Enjoy the security of a gated community with an onsite HOA manager, ensuring all grounds maintenance, irrigation, roof replacement, and exterior painting are handled seamlessly, gated entries, common area maintenance, private roads, and the social membership dues are all included. Live your dreams in this gated and monitored community. The clubhouse has recently gone through an extensive renovation with a large bar, several seating areas, including high tops, all overlooking the golf course. Pickleball, tennis, and golf memberships are optional & readily available. Plus, your furry companions will love the dedicated dog park.

For golf enthusiasts, an optional membership to the recently renovated Boca Royale Golf Course is available, along with optional tennis and pickleball memberships for those looking to stay active on the six clay courts and eight new pickleball courts. Access to the fitness center and social club is included in your HOA fees.

Conveniently located near the stunning Gulf of Mexico beaches and the charming shops and restaurants of Venice, this villa embodies the ultimate Florida lifestyle. Don't let this opportunity pass you by your exquisite waterfront retreat awaits!

Built in 2014

Essential Information

MLS® #	D6138450
Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,532
Acres	0.18
Year Built	2014
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	3,110.00
Minimum Lease	6 Months

Community Information

Address	1384 Backspin Drive
Area	Englewood
Subdivision	BOCA ROYALE PH 1
City	ENGLEWOOD
County	Sarasota
State	FL
Zip Code	34223-1903

Amenities

Amenities	Fitness Center
# of Garages	2
View	Water

Interior

Interior Features	Built-in Features, Coffered Ceiling(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Sliding Doors
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Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 19th, 2024
Days on Market	330
Zoning	RSF1

Listing Details

Listing Office	COLDWELL BANKER SUNSTAR REALTY
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