

\$774,900 - 26852 Faldo Lane, ENGLEWOOD

MLS® #D6139355

\$774,900

3 Bedroom, 3.00 Bathroom, 2,563 sqft

Residential on 0.35 Acres

BOCA ROYALE UNIT 12 PHASE 1,
ENGLEWOOD, FL

!! BUYER CLOSING COST CREDIT UP TO 10K !! This is the house you have been searching for in Boca Royale! This nearly new Sanibel model offers a split floor plan with an open concept living area, high ceilings, plantation shutters, crown molding, 18" square tile floors throughout, 20Kw Standby Kohler Generator and Hurricane Impact Windows and Doors. This Chef's Kitchen will inspire your culinary dreams with upgraded stainless steel appliances; Gas cooktop, built-in double convection oven, Beko dishwasher and a single basin sink with Moen Faucet. Access your pots and pans with ease, from pull-out drawers and upgraded cabinets. Elegant quartz countertops, classic travertine tile backsplash and a walk-in pantry with custom shelving are the icing on the cake. Steps away, enjoy your perfectly prepared meal in your oversized dining room open to the Great Room. Eight foot, 3 panel sliding glass doors leads out to the covered, screened lanai with natural gas for outdoor grilling. This exquisite heated, salt water pool is certainly a WOW factor. Custom built and designed with waterfall features, surrounded by custom pavers and privacy landscaping. Spend quality time with family and friends on the lanai with views of the tropical landscape with a water view. A pool bath with glass enclosed shower, Kohler toilet and Quartz countertops, accessible from the lanai is steps away. The spacious master suite will provide peace and



tranquillity. A coffered ceiling, trimmed with crown molding and recessed lighting add to the simple elegance of the home. Double walk-in closets provide easy storage for all your warm weather clothing. The spa like en suite bath is adorned with a Roman walk-in tile shower, a relaxing garden tub, dual vanities with Quartz countertops and a private water closet with a Kohler toilet. Guest can enjoy their stay in one of two bedrooms located in the guest wing with an adjoining full bathroom between. Need a little more space? Glass French door enclose the Extended Club Room providing many useful options for this space. Make it your home office, a quiet sitting room or 4th bedroom. The Sanibel offers a 3 car garage, with plenty of room to house your vehicles and golf cart, finished with an epoxy floor and metal storage cabinets. Additional upgraded features include a Carrier HVAC Silver package with variable speed for energy efficiency, a Honeywell thermostat, R38 insulation in the attic, pulldown stairs in the garage, gutters around entire home with underground downspout extending away from the foundation, extended paver walkways leading to the pool equipment and air conditioner, 8" doors throughout, painted coffered ceiling and floor outlet in the Great Room, 18" square tile floors, upgraded and additional lighting fixtures and fans and a 50 gallon natural gas water heater. Take advantage of The Resort pool, participate in social gathering or spend the day soaking up the sun. Play golf on the Renovated, 18 hole Course with a full driving range and putting/chipping practice area surrounded by majestic oaks and mature palms. Dogs rule at the dog park! Separate fenced areas for large and small pups. Enjoy the Florida Life Style playing Pickleball and Tennis, stay in shape at the fitness center all within the community. Meet up with friends for lunch, dinner and drinks at the newly renovated Clubhouse

featuring the Open Air covered patio, Dining Rooms and 19th Hole. Englewood Beach, on beautiful Manasota Key, minutes away!

Built in 2017

Essential Information

MLS® #	D6139355
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,563
Acres	0.35
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	5,491.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	6 Months

Community Information

Address	26852 Faldo Lane
Area	Englewood
Subdivision	BOCA ROYALE UNIT 12 PHASE 1
City	ENGLEWOOD
County	Sarasota
State	FL
Zip Code	34223-3466

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Optional Additional Fees, Pickleball Court(s), Pool, Spa/Hot Tub, Tennis Court(s)
# of Garages	3
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	December 6th, 2024
Days on Market	274
Zoning	RSF1

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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