

\$545,500 - 26812 Pavin Drive, ENGLEWOOD

MLS® #D6139647

\$545,500

4 Bedroom, 3.00 Bathroom, 2,066 sqft

Residential on 0.18 Acres

BOCA ROYALE UN 12 PH 2, ENGLEWOOD,
FL

****AMAZING VALUE and PRICED TO SELL!!**

****SELLER OFFERING \$10,000 CREDIT at closing towards Buyers' BRCC Golf Membership OR Closing Costs!!**** Welcome to your dream home in the heart of the highly coveted Boca Royale Golf & Country Club community! This meticulously designed 4-bedroom, 3-bathroom home with PRIVATE SALTWATER POOL seamlessly blends custom craftsmanship with modern luxury and offers a lifestyle of unparalleled comfort and convenience! The spacious open-concept layout with soaring ceilings boasts an abundance of natural light with expansive windows and sliding glass doors! At the center of the home is the chef-inspired kitchen, featuring a large center island, high-end cabinetry, stunning granite countertops, and premium stainless steel appliances. The gas stove, a standout feature for culinary enthusiasts, provides precision cooking, while the sleek, modern finishes ensure that this kitchen is both functional and visually appealing. Whether preparing an intimate dinner or hosting a large gathering, the kitchen effortlessly serves as the perfect space to entertain family and friends! The open floor plan moves from the kitchen into the large, airy great room. The extended lanai is an entertainer's paradise, with ample space for dining, lounging, and taking in the serene views of the private pool. The sparkling heated saltwater pool with waterfall, sun shelf and



built-in umbrella stand is the centerpiece of the outdoor space, offering a peaceful retreat to swim, sunbathe, or relax with family and friends. The layout of this home is designed with functionality in mind. A mudroom just off the garage provides the perfect drop zone for shoes and bags, keeping the living areas neat and organized. Adjacent to the mudroom is a dedicated laundry room with built-in cabinetry, a utility sink, and ample storage space. The primary suite features tray ceilings and large windows, creating a sense of openness and serenity. The ensuite primary bath is a luxurious retreat with dual vanities and a large walk-in shower, all finished with premium materials and modern design. The expansive walk-in closet provides more than enough space for all your wardrobe essentials. The three additional bedrooms are all generously sized -- each with large windows and ample closet space. These rooms offer versatility for family, guests, or a home office. Additional Features -- 2018 Tile Roof, Hurricane Shutters, Located in X Flood Zone, Irrigation System (well), Tile Floors Throughout!

As a resident of Boca Royale, you can enjoy exclusive access to the community's impressive amenities! Social, Tennis and Golf memberships are available! This expansive 18-hole golf course community features an abundance of oak trees, natural green spaces, 6 clay tennis courts as well as 4 pickleball courts. Enjoy an on-site fitness center along with clubhouse with dining options, social events and gatherings. In addition to your private pool, your dues give you access to the large community pool with clubhouse for social gatherings! Enjoy scenic walking, biking or golf cart riding as you wind throughout the neighborhood! Conveniently located near Englewood Beach and Manasota Key as well as the shops & restaurants on Historic Dearborn Street! And with a planned access

to Wellen Park from a backgate within Boca Royale, this home offers the best of both worlds: a peaceful, private retreat with easy access to everything you need to enjoy the Florida lifestyle!

Built in 2018

Essential Information

MLS® #	D6139647
Price	\$545,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,066
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	6,335.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	26812 Pavin Drive
Area	Englewood
Subdivision	BOCA ROYALE UN 12 PH 2
City	ENGLEWOOD
County	Sarasota
State	FL
Zip Code	34223-2662

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Rain Gutters, 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	January 6th, 2025
Days on Market	261
Zoning	RSF1

Listing Details

Listing Office	PARADISE EXCLUSIVE INC
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