

\$700,000 - 1954 Arkansas Avenue, ENGLEWOOD

MLS® #D6139874

\$700,000

3 Bedroom, 2.00 Bathroom, 1,951 sqft
Residential on 0.26 Acres

GROVE CITY SHORES, ENGLEWOOD, FL

<p>Dreaming of life on the water? This is the one you have been waiting for. Nestled on a deep water canal with direct Gulf access and absolutely NO BRIDGES! This impeccably maintained home is a boater's dream and a Florida lifestyle lover's paradise. Best of all, this home had NO DAMAGE and NO FLOODING from Hurricane Helene or Milton, giving you peace of mind from the start. Enjoy the convenience of your private dock and boat davits with Stump Pass just minutes away by boat.

<p>With the added peace of mind from the NEWER 2023 ROOF and a FRESHLY PAINTED interior and exterior last year, this home is designed for worry free living. The SPLIT FLOORPLAN, VAULTED CEILINGS, and YOUR VERY OWN POOL with a NEW 2024 POOL CAGE make this property the perfect retreat. This home is perfect for a vacation rental, your winter Florida escape or permanent residence! Be sure to view the Custom Features Sheet for a FULL LIST OF UPGRADES!

<p>Inside, discover a spacious and inviting living room, ideal for family gatherings or cozy evenings at home. With ample space to spread out, there is room for a dining table and chairs, a reading nook or home office! The chef in the family will love the open kitchen, complete with STAINLESS STEEL APPLIANCES and a charming BUILT IN WINE RACK. Whether serving meals at the BREAKFAST BAR or hosting in the cozy



dining room, this home effortlessly combines comfort and style. A separate LAUNDRY ROOM further enhances the space, making washing and organizing both efficient and stress-free.

<p>After an eventful day, unwind in your primary suite where relaxation is in mind. You will delight in the EN-SUITE BATHROOM featuring DUAL SINKS, QUARTZ COUNTERTOPS, an elegant tile walk-in shower with plenty of elbow room, and a dedicated towel closet to keep everything organized. Sliding glass doors from the bedroom provide direct access to the back lanai, allowing you to step out and take in the tranquil water views. Your guests will feel equally at home in two comfortable guest bedrooms. The thoughtfully designed guest bathroom with granite countertops and LANAI ACCESS makes it easy to rinse off after a refreshing dip in the pool. Not to mention, your home boasts a FAMILY ROOM! Whether you need a second living area or a hobby space to bring your creative passions to life, this flexible room can be tailored to fit your needs perfectly.

<p>But the real showstopper is outside! Relax or entertain in your screened lanai, take a dip in the saltwater pool, or soak in tranquil canal views. Your PRIVATE 40 FT DOCK WITH 5000 LB BOAT DAVITS sits on a concrete seawall, offering INSTANT ACCESS TO LEMON BAY AND STUMP PASS. Spend your mornings fishing, your afternoons beach hopping, and your evenings cruising into the sunset.

<P>Located just off Placida Road with easy access to 776, enjoy being a short car ride away from a variety of dining and shopping options, nearby Manasota and Englewood Beaches, Boca Grande, numerous golf courses and so much more!

<p>This home offers the total Florida package of sun, sea, and serenity. Donâ€™t wait,

schedule your private showing today and start living your best waterfront life!

Built in 1988

Essential Information

MLS® #	D6139874
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,951
Acres	0.26
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	6,025.00
Minimum Lease	No Minimum

Community Information

Address	1954 Arkansas Avenue
Area	Englewood
Subdivision	GROVE CITY SHORES
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-5506

Amenities

Parking	Covered, Driveway, Garage Door Opener, Off Street, On Street
# of Garages	2
View	Pool, Water
Is Waterfront	Yes
Waterfront	Canal - Saltwater
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Lighting, Rain Gutters, Sliding Doors
Lot Description	In County, Landscaped, Level
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 9th, 2025
Days on Market	257
Zoning	RSF3.5

Listing Details

Listing Office	KW COASTAL LIVING
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Listing information last updated on October 28th, 2025 at 4:09am EDT