

\$199,900 - 1296 Blue Heron Drive, ENGLEWOOD

MLS® #D6140721

\$199,900

2 Bedroom, 2.00 Bathroom, 1,478 sqft

Residential on 0.29 Acres

HOLIDAY MOBILE ESTATES, ENGLEWOOD,
FL

Welcome to your charming new turn-key furnished home in the desirable 55+ community of Holiday Estates III! This delightful residence offers a comfortable and inviting atmosphere, perfect for those seeking a relaxed and active lifestyle. Step inside and be greeted by a bright and open living space, enhanced by the airy feel of cathedral ceilings that extend through the living room and both bedrooms. The coastal-inspired paint palette evokes the tranquility of the Florida lifestyle, creating a warm and welcoming ambiance. Enjoy the easy maintenance of pergo flooring in the living room and bedrooms, while the kitchen and bathrooms feature durable and attractive tile. The beautifully updated kitchen boasts brand-new, stylish wood cabinetry, a new refrigerator, dishwasher, and disposal “all replaced in 2022” offering modern convenience and a fresh, contemporary feel. The well-designed layout includes two bedrooms, two bathrooms and a bonus room, providing ample space for residents and guests. The master bedroom is a true retreat, boasting a private door leading out to the screened lanai, perfect for enjoying the Florida sunshine and gentle breezes. The master bath is thoughtfully appointed with a shower, a separate soaking tub, and a granite-topped vanity, offering both luxury and convenience. The bonus room can be utilized as a sitting room, office, or third bedroom. A dedicated laundry/utility room adds practicality to this



well-maintained home. Step outside and discover two inviting patios. The front patio, fully tiled and enclosed, offers a tranquil escape. The screened-in back patio provides a comfortable outdoor retreat, ideal for barbecues and enjoying the sunshine without the bugs. The expansive backyard, bordered by mature trees, offers a sense of privacy and tranquility. Peace of mind comes with knowing this home has been recently repiped and features a brand new AC unit and electrical panel installed in 2023. A one-car carport and an oversized driveway ensure ample parking for you and your guests. This home is nestled within a vibrant, golf cart-friendly community where residents own their spacious lots. Holiday Estates III is known for its active social scene, centered around the Edgewater Club. Enjoy a wealth of amenities, including a refreshing pool, tennis and pickleball courts, shuffleboard, and bocce ball. The clubhouse hosts a variety of events, from weekly music and sing-alongs by the pool to monthly dinners. With countless social gatherings, you'll find it easy to connect with neighbors and make new friends. Edgewater Club serves the residents Holiday Estates III, offering a true sense of community and belonging. Don't miss this opportunity to embrace the Florida lifestyle in this wonderful home!

Built in 1991

Essential Information

MLS® #	D6140721
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,478
Acres	0.29
Year Built	1991

Type	Residential
Sub-Type	Manufactured Home
Status	Sold
Property Taxes	1,410.00
Minimum Lease	1 Week

Community Information

Address	1296 Blue Heron Drive
Area	Englewood
Subdivision	HOLIDAY MOBILE ESTATES
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224

Amenities

Amenities	Clubhouse, Handicap Modified, Other, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Wheelchair Access
Parking	Covered, Driveway
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Humidity Control

Exterior

Exterior Features	Irrigation System, Private Mailbox, Storage
Lot Description	FloodZone, Oversized Lot
Roof	Membrane
Foundation	Block

Additional Information

Date Listed	February 17th, 2025
Days on Market	224
Zoning	MHS

Listing Details

Listing Office KELLER WILLIAMS ISLAND LIFE REAL ESTATE

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