

\$725,000 - 17 Dominica Drive, ENGLEWOOD

MLS® #D6140871

\$725,000

3 Bedroom, 3.00 Bathroom, 2,615 sqft

Residential on 0.57 Acres

BOCA ROYALE, ENGLEWOOD, FL

Make this beautifully crafted residence in Boca Royale Yours! Style and elegance radiates, while feeling warm and inviting with neutral tones. This custom built, 3 bedroom, 3 bathroom open concept floor plan has a great flow, ideal for entertaining. You will be welcomed by high ceilings with crown molding, elegant wainscoting woodwork, space defining arched doorways, natural light filled rooms with a sprawling floor plan. At the heart of the home is the Living Room, with tile flooring, vaulted ceilings and custom woodwork. The kitchen will be a delight to all that enjoy cooking, with an abundance of counter space. Highlights include a built-in double oven, NEW Frigidaire Gallery Induction Stovetop, Composite Sink, Granite Countertops and abundance of cabinets, a Stainless Steel Refrigerator with Filtered dispenser. Sip coffee in the breakfast nook while looking out the sliding door to the patio. Plenty of room to host dinner parties in the expansive dining room defined by classic chair rail, wainscoting and archway transitioning to the living room. The French doors enclose the cozy family room, the perfect place for quiet reading. The family room, living room and primary bedroom overlook the salt water, heated pool with additional solar cover and spacious covered lanai. Here you can relax by the pool in sun or shade, enjoying the ambiance of the mature landscape with a water view through the panoramic cage with "no see um" screening. The luxurious primary suite includes



a 2-panel sliding glass door that leads to the lanai, Laminate Flooring, an oversized walk-in closet, en suite bath with dual sinks, walk-in tile shower with glass doors in the private water room and a pool room beyond the bath that could be used as a second walk-in closet. The first guest bedroom is nestled in the front of the house, complete with built-in custom bookshelves, floor to ceiling windows, laminate flooring, two built-in closets with glass French doors and adjoining full bathroom. Additional guest quarters include a third bedroom with full en suite bathroom, a walk-in closet, laminate flooring and floor to ceiling windows. Talk about a Laundry Room! There is a place for everything to be neatly stored, folded and sorted in this completely updated space. New cabinets, new countertop, stainless steel utility sink, storage closets with a newer washer/dryer. This home features an oversized garage to accommodate two vehicles with a New Golf Cart Door and hanging storage racks. The most recent updates and additions since 2022 include: New Carrier HVAC, New pool pump and heater, new pool cage with panoramic view, resurfaced pebble tech pool, added fiber optic lighting, saltwater chlorinator, pavers in lanai, solar pool cover, interior and exterior painted, all lighting fixtures and direct drive fans, bathroom faucets, primary bathroom glass enclosure, interior blinds, security system, laminate flooring, patio and entryway concrete refinished, updated landscaping and added R38 insulation. Boca Royale is semi-private, Completely Renovated, 18 hole golf course, driving range, chipping and putting practice area, with additional amenities of tennis, pickleball, social activities, a dog park and Renovated Clubhouse featuring The 19th Hole Restaurant and Bar with dining rooms and covered patio seating. This gated community is perfectly situated in south Sarasota County, minutes to the beautiful

beaches of Manasota Key, Dearborn Street shopping, farmers markets, outdoor concerts, live music, coffee shops and waterfront coastal dining.

Built in 1984

Essential Information

MLS® #	D6140871
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,615
Acres	0.57
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	6,838.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	6 Months

Community Information

Address	17 Dominica Drive
Area	Englewood
Subdivision	BOCA ROYALE
City	ENGLEWOOD
County	Sarasota
State	FL
Zip Code	34223-1847

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Optional Additional Fees, Pickleball Court(s), Tennis Court(s)
Parking	Golf Cart Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Pond

Has Pool	Yes
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Interior

Interior Features	Ceiling Fan(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments
Appliances	Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors, Irrigation System, Sliding Doors
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	February 25th, 2025
Days on Market	204
Zoning	RSF3

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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Listing information last updated on October 28th, 2025 at 4:09am EDT