

\$249,000 - 7500 Park Pointe Drive 22, ENGLEWOOD

MLS® #D6141531

\$249,000

2 Bedroom, 2.00 Bathroom, 1,458 sqft

Residential on 0.07 Acres

PARK POINTE MOB HME VLGE,
ENGLEWOOD, FL

LOCATION, LOCATION, LOCATION! This is the opportunity of a lifetime to own a WATERFRONT, 2006 double-wide, 1458 sq. ft., Jacobson MANUFACTURED HOME right ON LEMON BAY, ACROSS FROM STUMP PASS, AND YOU CAN BE IN THE GULF IN LESS THAN 5 MINUTES! A 2-BEDROOM, 2-BATHROOM home, with a DEN, offers BREATHTAKING BAY AND GULF SUNSET VIEWS! This home suffered minimal internal damage after our recent hurricane. One inch of water entered the home, which quickly drained back out. The SELLERS CLEANED AND REMEDIATED ALL AFFECTED AREAS, and in an abundance of caution, removed 48¢ of drywall where appropriate. The drywall on the bay side in the living room has been replaced, 14 steel jacks have been installed for foundation stability, and all tie downs have been inspected and those in need of repair have been replaced. As you enter this charming home, you can't help but be mesmerized by the UNOBSTRUCTED BAY VIEW, from your combination dining and living rooms. To sit and watch the unbelievable sunset from the comfort of your own living room or patio, will make you the envy of your family and friends. The NEW KITCHEN (remodeled in 2022), which also has an extraordinary water view, is a Chef's delight and features "SMART STAINLESS STEEL APPLIANCES, an abundance of SOFT-CLOSE WOOD CABINETS and



QUARTZ COUNTERTOPS, a PANTRY WITH PULL OUT DRAWERS, as well as a LARGE BREAKFAST BAR. The PRIVATE MASTER SUITE boasts a LARGE WALK-IN CLOSET, ENSUITE BATH is hidden behind elegant French doors, with dual sinks, a makeup counter, and a separate water closet with a tub and shower. The DEN, also with French doors, HAS ITS OWN EXTERIOR ENTRANCE, leading to the side yard and stunning views of Lemon Bay. The INTERIOR LAUNDRY ROOM, complete with washer and dryer, provides the convenience you deserve, and the SECOND BATHROOM OFFERS A WALK-IN SHOWER. Additional features include a NEW ROOF IN 2022, CERAMIC TILE throughout, HURRICANE RESISTANT WINDOWS, and SOLAR PANELS to keep your electric bill very low. This home currently hasn't an air conditioning system, but there is a thermostat and duct work. Located in Park Pointe, a DEED RESTRICTED, 10-acre WATERFRONT COMMUNITY with only 54 homesites, this property comes with ownership of one share of stock of Park Pointe, Inc., a limited corporation cooperative with only 54 stockholders. There are NO PETS ALLOWED in Park Pointe. Enjoy access to a CLUBHOUSE AND POOL (currently being renovated), BOAT STORAGE, COMMUNITY BOAT RAMP, and DOCKS AVAILABLE for rent. The park has been gated, but since the recent hurricane, this feature has not been in use. Ideally located, this home provides you UNLIMITED FISHING AND BOATING OPPORTUNITIES and is so VERY CLOSE TO A FULL SERVICE MARINA and LIGHTHOUSE GRILL RESTAURANT AND TIKI BAR that are so very close! Not to mention the Freedom Boat Club and local amenities like shopping, casual dining with great evening entertainment, medical offices, pristine beaches, world class fishing and golf courses are just minutes away...it's a

fantastic opportunity for those that enjoy all that our Florida West Coast has to offer, either all year round, or for that seasonal getaway. This home is sold AS-IS, CASH ONLY, and needs very little to make it your DREAM WATERFRONT GETAWAY! Don't miss out! schedule your showing today!

Built in 2006

Essential Information

MLS® #	D6141531
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,458
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Manufactured Home
Status	Sold
Property Taxes	3,393.00
Minimum Lease	1 Month

Community Information

Address	7500 Park Pointe Drive 22
Area	Englewood
Subdivision	PARK POINTE MOB HME VLGE
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-9114

Amenities

View	Water
Is Waterfront	Yes
Waterfront	Bay/Harbor Front, Waterfront, Bay/Harbor

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	None
Cooling	None
# of Stories	1

Exterior

Exterior Features	Rain Gutters
Lot Description	Near Marina
Roof	Shingle
Foundation	Pillar/Post/Pier, Slab

School Information

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

Additional Information

Date Listed	April 1st, 2025
Days on Market	148
Zoning	MHP

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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