

\$495,000 - 2673 Titania Road, ENGLEWOOD

MLS® #D6142132

\$495,000

2 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0.22 Acres

GULF WIND, ENGLEWOOD, FL

MOTIVATED SELLER! Boating, fishing, sunsets, and exploringâ€”right at your doorstep! This canal front two bedroom, two bath, two car garage pool home will have you enjoying the waters of Lemon Bay in about 15 minutes with only two bridges out. This home stands high and dry, with no flooding from Hurricane Helene or Milton. The home has been beautifully remodeled and as you step inside you will feel the care that has been taken to ensure the pool and water views are prevalent through the 24-foot-wide set of sliding glass doors with accordion hurricane shutters that open the great room spaces, bring in tons of natural light, and provide uninhibited views. Maintenance will be a breeze with tile floors throughout the home. The cookâ€™s dream kitchen has an abundance of cabinets with pull-out drawers, trash and pantry, center island, glass tile backsplash, Cambria quartz countertops, a gas stove perfect for frying, poaching, or baking, and a breakfast bar where you can sit and enjoy your morning coffee while overlooking the pool and waterway. The en-suite master bedroom has sliding door pool access, walk-in closet, and a bathroom with step-in shower and oversized vanity. The guest bedroom is also an en-suite with a walk-in closet and a bathroom that includes a shower/tub combo for convenience. The outdoor living space at this home canâ€™t be beatâ€”a large, fully fenced entertaining pool deck with retractable remote-controlled awning



is where you will find yourself truly living a Florida lifestyle. Beyond the pool is a large dock with electric boat lift and cover; quickly drop your boat via remote control and get out on the water. After a day of fishing, come back home to clean your fresh catch at the large dockside stainless steel sink with water, then head up to the pool deck to grill while enjoying a cocktail as the sun goes down—what a great way to end the day! Your dogs will love having the large pea stone dog run with a 4-foot chain link fence that goes the entire length of the left side of the home, complete with gates on each end. Additional features include a 2023 metal roof with 3rd nail system, impact windows and insulation, 2019 HVAC system to keep the interior cooler, an oversized driveway with additional shell-covered parking area perfect for your boat trailer or RV, two enclosed raised bed gardens with garden fencing, a convenient generator outlet, and two outdoor sheds providing all the storage you need for beach toys, golf clubs, and more. THE TAX BILL INCLUDES \$4,595.92 FOR A PACE LOAN THAT WILL BE PAID OFF AT CLOSING AND DOES NOT ACCURATELY REPRESENT THE CURRENT TAX BILL. This home is located near everything fun in Englewood—the beach is less than five miles away, take a bike ride less than a mile to the Ann and Chuck Dever Park that connects to the Oyster Creek Waterfront Trail and experience both parks’™ marine life, waterfowl, and flora. National chain grocery stores, medical facilities, and many local restaurants are also nearby. This home at 2673 Titania Road has everything you’ve™ dreamed—contact us for more information and to schedule your private showing.

Built in 1981

Essential Information

MLS® #	D6142132
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,570
Acres	0.22
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	9,232.00
Minimum Lease	No Minimum

Community Information

Address	2673 Titania Road
Area	Englewood
Subdivision	GULF WIND
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-8627

Amenities

Parking	Boat, Driveway, RV Parking
# of Garages	2
View	Pool, Trees/Woods
Is Waterfront	Yes
Waterfront	Canal - Saltwater
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air

# of Stories	1
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Exterior

Exterior Features	Dog Run, Hurricane Shutters, Lighting, Rain Gutters, Sliding Doors
Lot Description	In County, Landscaped, Near Golf Course, Near Marina
Roof	Metal
Foundation	Slab

School Information

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

Additional Information

Date Listed	April 30th, 2025
Days on Market	132
Zoning	RSF3.5

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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