

# \$350,000 - 1401 S McCall Road 201 B, ENGLEWOOD

MLS® #D6143215

## \$350,000

2 Bedroom, 2.00 Bathroom, 1,093 sqft  
Residential on 0.03 Acres

LEMON BAY BREEZES PH 02 BLDG B,  
ENGLEWOOD, FL

Welcome to this beautifully updated corner unit 2-bedroom, 2-bathroom condo just minutes from Englewood Beach, where peaceful views of Gottfried Creek and Lemon Bay greet you from the enclosed lanai. Thoughtfully redesigned, the open-concept layout blends the kitchen and dining area into one seamless space perfect for entertaining. The spacious kitchen, featuring granite countertops, an oversized island, and contemporary cabinetry. The glass enclosed lanai is perfect for enjoying your morning coffee or evening glass of wine year-round, complete with pocket sliding glass doors, screens, and shades. Hurricane impact doors and windows provide peace of mind and energy efficiency. Enjoy added convenience with under-building parking, elevator access, guest parking, and community amenities such as a private boat ramp with available slip, pool, tennis courts, and BBQ area. A new roof was completed in 2023, and the condo is part of a well-managed complex close to beaches, shopping, dining, and entertainment.



Built in 1991

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | D6143215  |
| Price     | \$350,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                    |
|----------------|--------------------|
| Full Baths     | 2                  |
| Square Footage | 1,093              |
| Acres          | 0.03               |
| Year Built     | 1991               |
| Type           | Residential        |
| Sub-Type       | Condominium        |
| Style          | Traditional        |
| Status         | Sold               |
| Property Taxes | 4,855.00           |
| Pet Size Limit | Small (16-35 Lbs.) |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1401 S McCall Road 201 B       |
| Area        | Englewood                      |
| Subdivision | LEMON BAY BREEZES PH 02 BLDG B |
| City        | ENGLEWOOD                      |
| County      | Charlotte                      |
| State       | FL                             |
| Zip Code    | 34223                          |

### Amenities

|               |                                  |
|---------------|----------------------------------|
| Amenities     | Pool                             |
| Parking       | Assigned, Common, Under Building |
| View          | Water                            |
| Is Waterfront | Yes                              |
| Waterfront    | Waterfront, Creek                |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer                            |
| Heating           | Central, Electric                                                                                |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 3                                                                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Rain Gutters, Sliding Doors, Storage |
| Roof              | Shingle                              |

Foundation                      Block, Pillar/Post/Pier

**School Information**

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

**Additional Information**

Date Listed                      July 29th, 2025  
Days on Market                56  
Zoning                              RMF15

**Listing Details**

Listing Office                    CENTURY 21 SUNBELT REALTY

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