

\$450,000 - 10402 Abaco Falls Drive, ENGLEWOOD

MLS® #N6136186

\$450,000

2 Bedroom, 2.00 Bathroom, 1,405 sqft

Residential on 0.12 Acres

BEACHWALK BY MANASOTA KEY,
ENGLEWOOD, FL

This property listing highlights a newly completed home, offering savings compared to purchasing a new build directly from the builder. Why pay all of those builder's closing fees when you don't have to? MAINTENANCE FREE, LOW HOA & NO CDD FEE! The Contour Model is best known for its formal entryway that opens up to the gathering room and kitchen with HUGE island. Dining room is right off of the kitchen-making this floorplan ideal for entertaining. This open floor plan has loads of natural light and a large slider at the back with a beautiful view of the preserve. This 1405 sq foot home has 2 bedrooms PLUS a Den with double doors- which easily converts to a third bedroom if needed. A spacious owner's suite with a large walk-in closet offers maximum comfort. Enjoy your peaceful view of the preserve and conservation area out back from your extended covered lanai with plenty of space for entertaining and dining outdoors. Flooring inside was upgraded to a staggered style wood like tile throughout with carpet in the bedrooms. Crown molding is throughout the home. The laundry room has cabinets for storage. Plenty of space for two cars in the attached garage that has epoxy flooring. Located in a guard-gated community, enjoy an array of amenities including Resort-style Pool with lap lanes, Spa, Tennis, Bocce, and Pickleball courts, Fitness Center, Coffee/smoothie bar and a Restaurant/tiki bar



opening in early 2025. This vibrant and social community allows golf carts, providing easy access to nearby beaches and just minutes from Downtown Wellen Park, Venice Avenue, and Dearborn Street. Donâ€™t miss your chance to own this exceptional home and enjoy the best of Florida living!

Built in 2024

Essential Information

MLS® #	N6136186
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,405
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	940.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	3 Months

Community Information

Address	10402 Abaco Falls Drive
Area	Englewood
Subdivision	BEACHWALK BY MANASOTA KEY
City	ENGLEWOOD
County	Sarasota
State	FL
Zip Code	34223-3760

Amenities

Amenities	Cable TV, Clubhouse, Fitness Center, Gated, Lobby Key Required, Pickleball Court(s), Shuffleboard Court, Spa/Hot Tub
# of Garages	2

View	Garden, Park/Greenbelt
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Interior

Interior Features	Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)
Appliances	Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	January 4th, 2025
Days on Market	269
Zoning	SAPD

Listing Details

Listing Office	EXIT KING REALTY
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