

\$450,000 - 2618 Titania Road, ENGLEWOOD

MLS® #N6138905

\$450,000

3 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.27 Acres

GULF WIND, ENGLEWOOD, FL

The Seller is purchasing a 1-year AHS Shield Essential Home Warranty at closing for the buyer!

The WATERFRONT Canal Home you've been waiting for has just hit the market! This updated 3-bedroom, 3-bath, 2-car garage home sits on an oversized (0.27 acre) lot in central Englewood in a little NON-HOA canal subdivision called Gulf Wind, which is located on the Oyster Creek extension. This home's bonus feature is its 97-ft waterfront seawall, private kayak launch and private dock- with water, electric and a fish cutting station along with its 5,000-lb boat lift! This boat lift already has a 2005 Key West 186 Sportsman Center Console Boat that could convey for an additional cost at contract. The beauty of this hidden gem is that there is only one bridge to the Intracoastal Waterway (ICW) in less than 20 minutes. Why is this home a diamond in the rough you might ask? Well besides its traditional upgrades of tile flooring, granite countertops, this home also has a BRAND-NEW ROOF (2023), NEW HVAC system (2020), LOW INSURANCE (\$2,200 hazard/wind; \$5,000 for flood) and has a very rare split floorplan with two primary en suites- each with walk-in closets and en suite bathrooms. The third bedroom does have a guest bathroom right outside its door, making it nearly feel like a third en suite. Kitchen includes 42" wooden cabinets, under cabinet lighting, granite countertops, tile backsplash,



breakfast nook, a large granite island separating the living room from the kitchen with extra storage, two skylights directly above and pendant lighting. The water views are seen from practically every room and even has french doors leading to the Florida room off of the living room. The Bahama shutters with tinted windows gives the home that Florida feel from an exterior perspective. Close to all the beautiful gulf beaches, parks, shopping and much more! Schedule your showing today!

Built in 1979

Essential Information

MLS® #	N6138905
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,452
Acres	0.27
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,565.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	No Minimum

Community Information

Address	2618 Titania Road
Area	Englewood
Subdivision	GULF WIND
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-8626

Amenities

# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Canal - Saltwater

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Skylight(s), Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Exterior

Exterior Features	French Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	May 16th, 2025
Days on Market	127
Zoning	RSF3.5

Listing Details

Listing Office	COLDWELL BANKER REALTY
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