



64 LONG MEADOW LN N

Rotonda West, FL 33947

www.64LongMeadow.com

List Price: \$575,000



Island Team
PARADISE EXCLUSIVE
REAL ESTATE

Melissa Mutkoski
Paradise Exclusive

(941)662-8191

Melissa@paradisexclusive.com

www.Agent4Paradise.com

SL3343111

- Indoor/Outdoor lifestyle
- Walls of glass everywhere that open to Lanai
- Corian wrap around breakfast bar
- Stainless steel appliances, all < 5 years old
- HVAC is 2 years old
- Brand new roof, pool cage, water heater
- Open floorplan with split bedrooms
- Beautiful views of Long Meadow Creek



See more information at cmsphotography.hd.pics/814728 All information deemed reliable but not guaranteed.





Melissa Mutkoski
 Realtor, ePro, C2Ex
 Realtor
 Melissa@ParadiseExclusive.com
 Cell: 941-662-8191



Cross Property 360 Property View

64 LONG MEADOW LANE N, ROTONDA WEST, Florida 33947

Listing

D6128124 64 LONG MEADOW LN N, ROTONDA WEST, FL 33947



County: Charlotte
Status: Active
On Market Date: 12/13/2022
List Price: \$575,000
Year Built: 1997
Special Sale: None
ADOM: 0
CDOM: 0
Pets: Yes
Max Times per Yr:
Carport: No Spcs:
Heated Area: 1,928 SqFt / 179 SqM
Total Area: 2,581 SqFt / 240 SqM

Subdiv: ROTONDA WEST LONG MEADOW
Beds: 3
Baths: 2/0
Pool: Private
Property Style: Single Family Residence
Lot Features: Drainage Canal, Flood Insurance Required, Landscaped, Near Golf Course, Near Marina, Street Paved
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spcs:** 2
Garage/Parking Features:
LP/SqFt: \$298.24

Home Warranty Y/N:No
New Construction: No
Total Annual Assoc Fees: \$190.00
Average Monthly Fees: \$15.83
Flood Zone Code: ~~AE 10~~ **As of 12/15/22: Flood zone X**

Welcome to this beautiful waterfront pool home in the Long Meadow section of Rotonda West. As you enter through the screened porch into the foyer your first impression will include the high ceilings, the wide open floorplan, and the disappearing walls of glass everywhere, providing the perfect indoor/outdoor lifestyle. The front-to-back living room is light and bright with an arched window on one side and a triple pocket slider on the other. The covered lanai is nestled between the living room, dining room and owner's suite, allowing the perfect indoor/outdoor flow between rooms. The separated guest bedrooms and pool-access guest bath wrap around the side of the pool for privacy. The current owners have the large 3rd bedroom set up as a Family Room with another triple pocket slider providing additional access to the pool. The Long Meadow Creek attracts amazing water birds and fish, enhancing your outdoor experience. In this house, the large Corian/Stainless kitchen is the epicenter. From here you look out over the long wrap-around breakfast bar to all the public rooms and the pool and canal beyond, perfect for entertaining. Enjoy water-view dinning surrounded by windows and sliders. Everything in this home has been updated and well cared for. The 2 year old HVAC and 4 year old pool heater are just the start of your worry-free existence here. All the kitchen appliances are less than 5 years old. The water heater is brand new, the outside is being repainted around the holidays, the roof is scheduled to be replaced in January (no water intrusion occurred). The pool cage was destroyed by Ian, the Seller has a replacement under contract, likely after closing. The Seller may have to install a temporary fence for insurance purposes. The decorative ceramic tile and plank-style vinyl floors throughout add low maintenance charm to the beautiful decor. The irrigation system waters the curbed landscape beds from the canal and the pool has a built-in "magna sweep" for low-maintenance. The property will be sold Turnkey Furnished for the right price. Make this beautiful tranquil waterfront lifestyle home yours and enjoy the peace of mind all these updates and features will bring.

Land, Site, and Tax Information

Legal Desc: RLM 000 0000 0253 ROTONDA WEST LONG MEADOW LT 253 594/1792 1469/1153
SE/TP/RG: 13-41S-20E
Subdivision #:
Tax ID: [412013458006](#)
Taxes: \$2,803
Homestead: Yes

Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: ~~AE 10~~ Flood Zone X
Floors in Unit/Home: One
Book/Page: 8-19A
Total # of Floors: 1
Land Lease Fee:
Lot Dimensions: 80' x 125'
Water Frontage: Yes-Canal - Freshwater
Water Access: Yes-Canal - Freshwater
Water View: Yes-Canal

Zoning: RSFS
Future Land Use:
Zoning Comp: Yes
Tax Year: 2022
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
SW Subd Name: Rotonda West Long Meadow
Flood Zone Date: 05/05/2003
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.23
Waterfront Ft: 80
Water Name: LONG MEADOW CREEK

Block/Parcel:
Front Exposure: Northwest
Lot #: 253
Other Exemptions:
Flood Zone Panel: 12015C0194F
Planned Unit Dev:
Census Tract:
Lot Size: 10,000 SqFt / 929 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Electric
Utilities: Public
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Flooring Covering: Ceramic Tile, Vinyl
Interior Feat: Ceiling Fans(s), High Ceiling(s), Master Bedroom Main Floor, Open Floorplan, Solid Surface Counters, Split Bedroom, Vaulted Ceiling(s), Window Treatments

Room Type	Level	Approx Dim	Flooring	Features
Living Room	First	20x13	Ceramic Tile	
Kitchen	First	14x14	Ceramic Tile	Breakfast Bar, Ceiling Fan(s), Closet Pantry
Dining Room	First	12x9	Ceramic Tile	
Master Bedroom	First	18.5x12.5	Vinyl	Ceiling Fan(s), En Suite Bathroom, Walk-In Closet(s)

Master Bathroom	First	13x7	Ceramic Tile	Dual Sinks, Linen Closet in Bath, Stone Counters, Tub with Separate Shower Stall, Window/Skylight in Bath
Bedroom 2	First	11x9.5	Vinyl	Ceiling Fan(s)
Bathroom 2	First	10x7.5	Ceramic Tile	Linen Closet in Bath, Stone Counters, Tub With Shower
Bedroom 3	First	17x13	Ceramic Tile	Ceiling Fan(s)
Foyer	First	13x6	Ceramic Tile	
Laundry	First	9x8	Ceramic Tile	

Exterior Information

Ext Construction: Block

Roof: Shingle

Property Description:

Ext Features: Hurricane Shutters, Irrigation System, Outdoor Grill, Sliding Doors

Pool: Private

Pool Dimensions:

Spa:

Pool Features: Gunite/Concrete, Heated, In Ground, Outside Bath Access, Screen Enclosure, Self Cleaning

Patio And Porch Features: Covered, Screened

Foundation: Slab

Garage/Parking Features:

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Garage Dim:

Architectural Style: Contemporary, Florida, Ranch

Green Features

Disaster Mitigation:

Green Water Features:

Community Information

Community Features: Clubhouse, Community Boat Ramp, Deed Restrictions, Fishing

Fee Includes: Common Area Taxes, Escrow Reserves Fund, Manager

HOA / Comm Assn: Yes

HOA Pmt Sched: Annually

Assn/Manager Name: Rotonda West Association, Inc

Assn/Manager Phone: 941-697-6788

Master Assn/Name: No

Condo Fee:

Max Pet Wt:

Elementary School: [Vineland Elementary](#)

Association Approval Required: No

Lease Restrictions: No

HOA Fee: \$190.00 / Required

Mo Maint\$(add HOA):

Assn/Manager Email: info@rotondawest.org

Assn/Manager URL: www.RotondaWest.org

Master Assn Fee:

Master Assn Ph:

Other Fee:

Housing for Older Per: No

Pet Restrictions: only ordinary household pets no reptiles or rodents

Middle School: [L.A. Ainger Middle](#) **High School:** [Lemon Bay High](#)

Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: [Melissa Mutkoski](#)

List Agent E-mail: mjmutkoski@gmail.com

List Agent 2: [Michelle Finley](#)

List Agent 2 Email: michelle@theislandteam.com

Listing Team: (TM08105345) [The Island Team](#)

List Agent ID: 256022631

List Agent Fax: 941-698-1403

List Agent 2 ID: 224500925

List Agent Direct: 941-698-0303

List Agent Cell: 941-662-8191

List Agent 2 Phone: 941-204-4000

List Office: [PARADISE EXCLUSIVE](#)

Original Price: \$575,000

On Market Date: 12/13/2022

Previous Price:

Representation:

Occupant Type: Owner

Owner: JOANNE C. CHAMPIGNY

Financing Avail: Cash, Conventional, FHA, VA Loan

Dual Variable Compensation: No

Single Agent: 3%

Realtor Info: As-Is, Short Term Rental Allowed, Sign

Confidential Info:

Showing Instructions: Appointment Only, Lock Box Electronic, Use ShowingTime Button

Driving Directions: From Rt 776 / S. McCall Rd, drive south on Sunnybrook Blvd for 1.3 miles, through the stop signs at Oceanspray Blvd & Boundary Blvd. Turn left onto Rotonda Cir and continue for 1.2 miles. Turn right onto Long Meadow Lane N. The house will be about a half mile down the road on the left.

Realtor Remarks: Being offered turnkey furnished. Seller will be taking some art work, the grandfather clock, the decorative fireplace, the music equipment, and some small tables and display pieces with her. Video cameras may be in use on the property.

List Office Fax: 941-698-1403

Price Change:

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

Non-Rep: 3%

Call Center #:

List Office ID: 256030010

List Office Phone: 941-698-0303

LP/SqFt: \$298.24

Expiration Date: 05/27/2023

Trans Broker: 3%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:






Island Team
 PARADISE EXCLUSIVE REALTY
Melissa Mutkoski
Paradise Exclusive
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 Melissa@paradisexclusive.com
 www.Agent4Paradise.com

SL3343111

