

www.64LongMeadow.com

List Price: \$575,000







Melissa Mutkoski Paradise Exclusive (941)662-8191

Melissa@paradiseexclusive.com www.Agent4Paradise.com

- · 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.

SL3343111



Cross Property 360 Property View

64 LONG MEADOW LANE N, ROTONDA WEST, Florida 33947

Listing

Dining Room

Master Bedroom

First

First

12x9

18.5x12.5

Ceramic Tile

Vinyl

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

County: Charlotte

Subdiv: ROTONDA WEST LONG MEADOW List Price: \$575,000 Beds: 3 Year Built: 1997 Baths: 2/0 Special Sale: None Pool: Private ADOM: 0 Property Style: Single Family Residence CDOM: 0 Lot Features: Drainage Canal, Flood Insurance Required, Landscaped, Near Golf Course, Near Marina, Street Paved Total Acreage: 0 to less than 1/4 Pets: Yes Minimum Lease Period: No Minimum Max Times per Yr: Garage: Yes Attch: Yes Spcs: 2 Carport: No Spcs: 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

Status: Active On Market Date: 12/13/2022

Heated Area:1,928 SqFt / 179 SqM Total Area: 2,581 SqFt / 240 SqM

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 lowmaintenance. 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

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SE/TP/RG: 13-415-20				Zoning: RSF5			
Subdivision #:				Future Land Use:	Block/Parcel:		
Tax ID: 412013458006	2			Zoning Comp: Yes	Front Exposure: Northwest		
Taxes: \$2,803	-			Tax Year: 2022	Lot #: 253		
Homestead: Yes				AG Exemption YN:	Other Exemptions:		
		CDD: No Annual CDD Fee:					
Ownership: Fee Simple	е			Complex/Comm Name:			
SW Subd Condo#:				SW Subd Name: Rotonda West Long Meadow			
Flood Zone: AE 10	FIOC	od Zone X		Flood Zone Date: 05/05/2003	Flood Zone Panel: 12015C0194F		
Floors in Unit/Home:	One			Floor #:	Planned Unit Dev:		
Book/Page: 8-19A				Census Block:	Census Tract:		
Total # of Floors: 1				Bldg Name/#:			
Land Lease Fee:				Total Units:			
Lot Dimensions: 80' x	125'			Lot Size Acres: 0.23	Lot Size: 10,000 SqFt / 929 SqM		
Water Frontage: Yes-C	anal - Fi	reshwater		Waterfront Ft: 80 Water Name: LONG MEADOW CREEK			
Water Access: Yes-Ca	nal - Fre	shwater					
Water View: Yes-Cana							
			Interi	or Information			
A/C: Central Air				Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water			
Heat/Fuel: Electric				Heater, Microwave, Range, Refrigerator, Washer			
Utilities: Public				Flooring Covering: Ceramic Tile, Vinyl			
Sewer: Public Sewer				Interior Feat: Ceiling Fans(s), High Ceiling(s), Master Bedroom			
Water: Public				Main Floor, Open Floorplan, Solid Surface Counters, Split Bedroom,			
Fireplace: No				Vaulted Ceiling(s), Window Tre	eatments		
Heated Area Source:	Public Re	ecords					
Room Type I	evel	Approx Dim	Flooring	Features			
	irst	20x13	Ceramic Tile				
	irst	14x14	Ceramic Tile	Breakfast Bar, Ceiling Fan(s), Closet Pantry			

Ceiling Fan(s), En Suite Bathroom, Walk-In Closet(s)

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Melissa Mutkoski Paradise Exclusive (941)662-8191 Melissa@paradiseexclusive.com www.Agent4Paradise.com







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