

Hamptons

INTERNATIONAL



117 Beau Rivage Dr, Rotonda, FL 33947

3  2 

£260,000

(\$340,000)

Property details



Key features

- **Garage Count: 2 Car Garage**

Attributes

-  **Swimming pool**
-  **Garage**
-  **Near golf course**
-  **Near to beach**

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Description

Welcome to 117 Beau Rivage Drive in Rotonda Lakes — your own slice of Southwest Florida Paradise. Beautifully maintained and thoughtfully upgraded, this 3-bedroom, 2-bath home with a 2-car garage offers comfort and style, the relaxed Florida lifestyle you've been dreaming of. This is the Tradewinds model built by Breakwater. The spacious owner's suite serves as a private retreat, featuring elegant plantation shutters, a large walk-in closet, and a luxurious en-suite bath with dual vanities and a walk-in shower. On the opposite side of the home, the second bedroom enjoys convenient access to a nearby full bath, creating an ideal layout for guests. The third bedroom, currently used as an office, is accessed through stylish glass pocket doors and offers flexibility to suit your needs. Both bathrooms were upgraded with comfort-height toilets in 2022. The heart of the home is the beautifully updated kitchen, featuring a breakfast bar accented with pendant lighting and shiplap detailing, a new tile backsplash, under-cabinet lighting, and additional electrical outlets for convenience. Plantation shutters were added to the breakfast nook in 2023, enhancing both style and functionality. Just beyond the kitchen, the inviting dining area flows seamlessly into the spacious living room, highlighted by a stunning stone-look accent wall and an eye-catching designer fan and light fixture. Pocket sliding glass doors open to a beautifully designed lanai, complete with a newly installed fan and a charming tongue-and-groove pine ceiling—perfect for morning coffee, evening cocktails, or simply enjoying Florida's year-round sunshine. An additional rear patio provides ample space for entertaining and offers plenty of room should you choose to add a pool. Additional improvements and features include a generator-ready electrical hookup, fenced garbage enclosure, gutters surrounding the home, a new roof installed in 2023, new A/C in 2021 and a screened front entryway that allows you to enjoy refreshing cross breezes throughout the home. Located in the desirable Rotonda Lakes community, this home is located near the Rotonda golf community, offering five courses and 99 holes for golfers of every skill level. Nestled on the scenic Cape Haze Peninsula, residents enjoy easy access to beautiful Gulf beaches, including Englewood Beach, Manasota Key, and Boca Grande. From boating, fishing, and kayaking to biking the Cape Haze Pioneer Trail or exploring the boutiques, restaurants, and local charm of Downtown Englewood's Dearborn Street, adventure and relaxation are always close to home. Whether you're searching for a full-time residence, seasonal getaway, or investment opportunity, this exceptional home offers the perfect blend of comfort, upgrades, and Florida living at its finest.







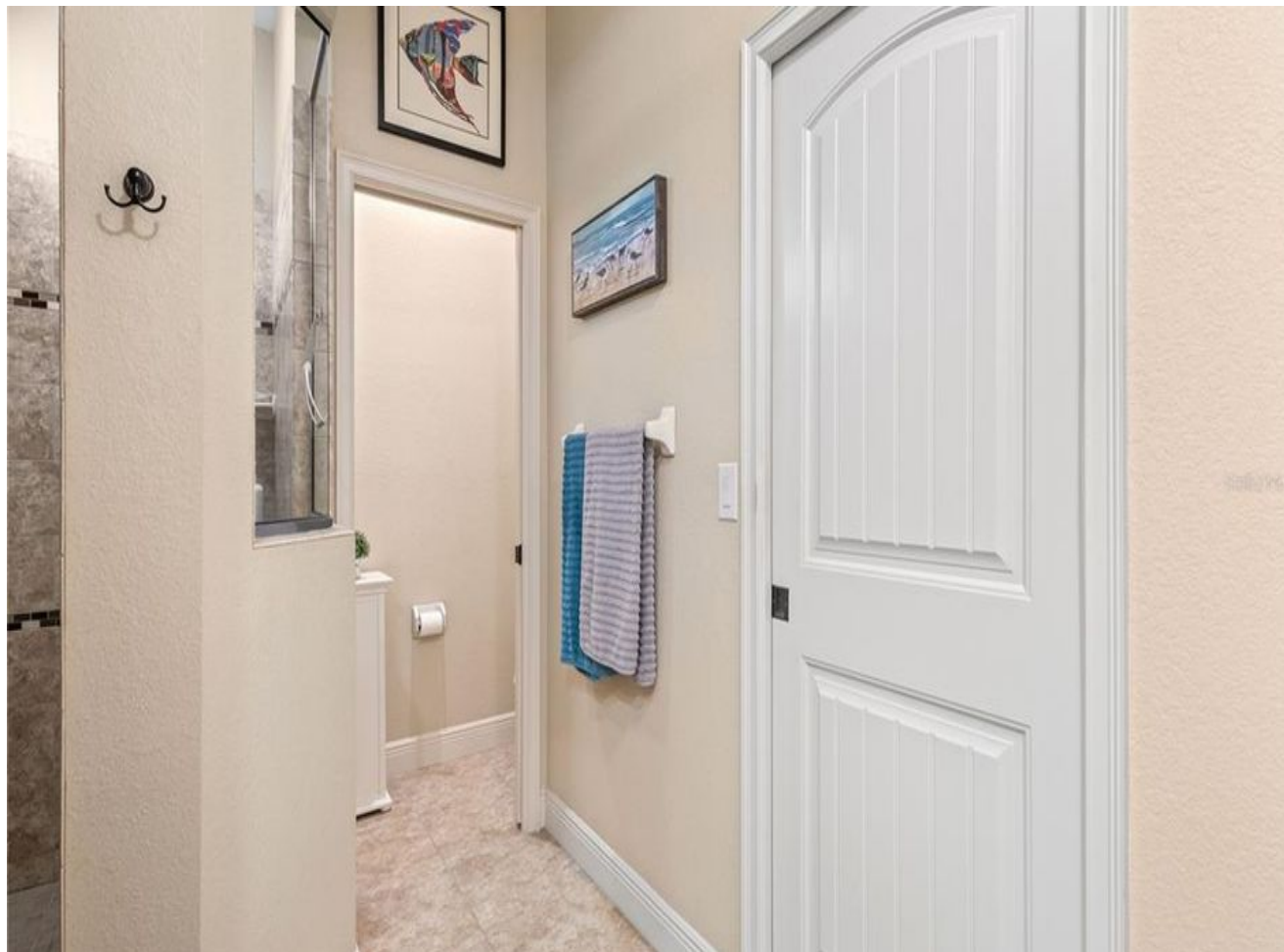


























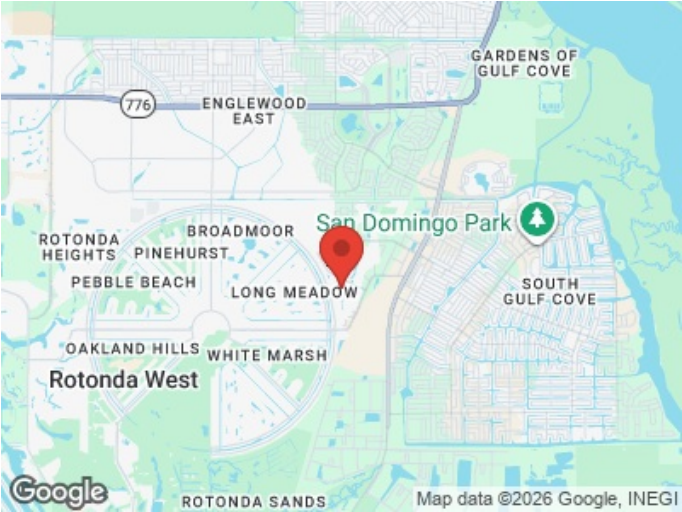
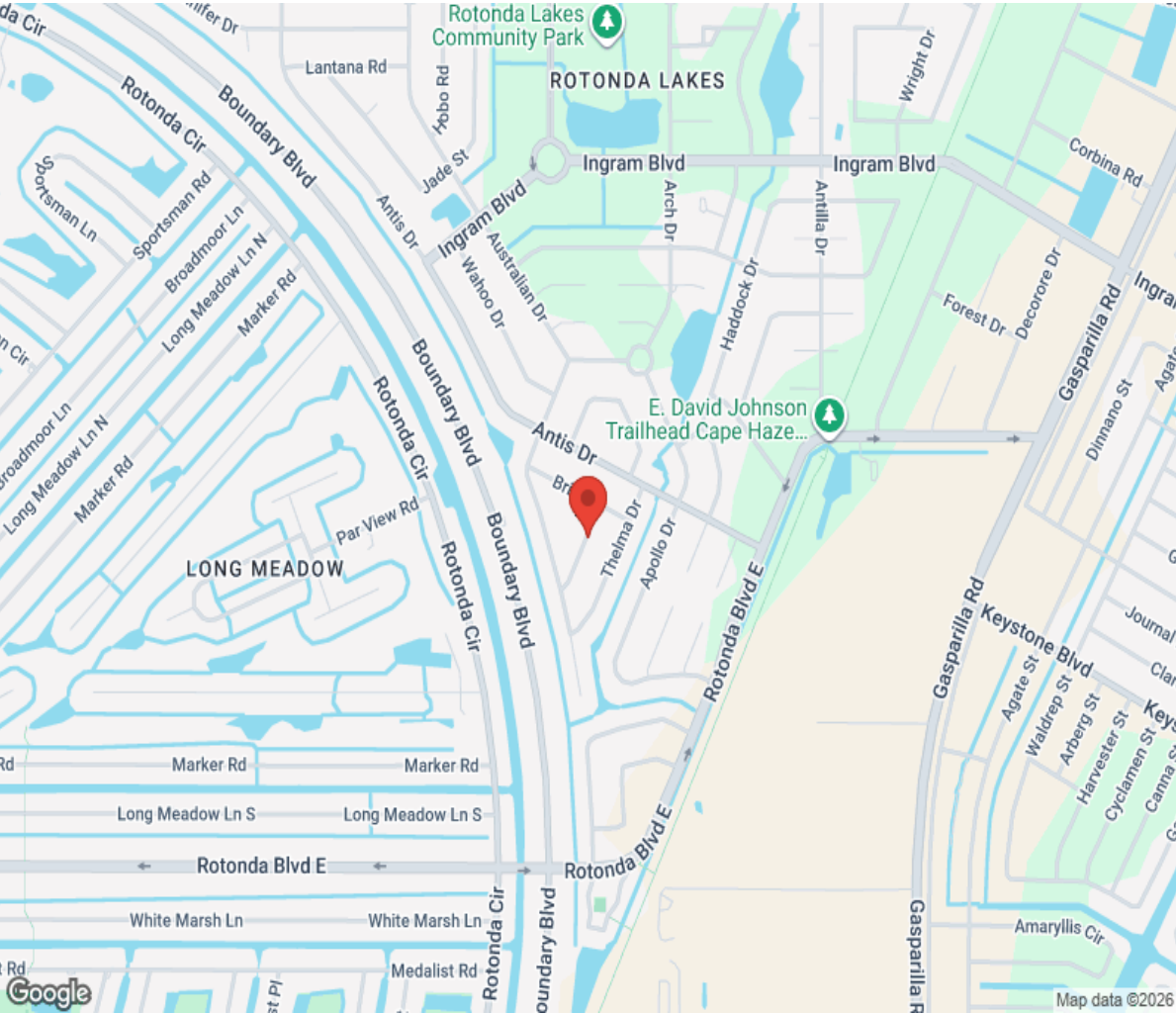








Location



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