

100 ABBOTT COURT ROTONDA WEST FL 33947

<https://candiscarmichael.com>



Location, location, location!!! Situated in the highly sought-after Rotonda West community, this strategically located property is just minutes from Florida's beautiful Gulf beaches, including the famous Boca Grande Beach, offering the perfect coastal lifestyle. Enjoy close proximity to top-rated schools, the popular Sand Slope area, and everyday conveniences like Costco, shopping, and dining. With easy [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1588 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRA4662058



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://youtu.be/6akZC5UEZQU>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 9865 sq ft

SubdivisionName: ROTONDA HEIGHTS

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1588 sq ft

Year built: 2025

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 41

Road Responsibility: Public Maintained Road

Middle Or Junior School: L.A. Ainger Middle

Road Surface Type: Asphalt

Elementary School: Vineland Elementary

High School: Lemon Bay High

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Primary Bedroom Main Floor

Flooring: Vinyl

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Lot Features: Cleared

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors, Garden, Private Mailbox, Rain Gutters, Sliding Doors

Utilities: Cable Available, Electricity Connected, Water Connected

Sewer: Septic Tank

Heating: Central

Property Details

Subdivision Name: ROTONDA HEIGHTS **Parcel Number:** 412022102010

Levels: One

Direction Faces: South

New Construction YN: Yes

Foundation Details: Concrete Perimeter

Construction Materials: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 95

Association Fee Frequency: Annually

Community Features: Irrigation-Reclaimed Water, Street Lights

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$541

Tax Legal Description: RHT 000 0000 1860 ROTONDA HEIGHTS LT
1860 622/1515 DC812/1395 812/1396 PR07-1598-EHN DC3209/2180-EHN
OSA3218/105-EHN 3384/1627 3384/1628 4822/1742 3298227

Tax Lot: 1860

Rooms

| Room type | Level |
|---------------------|-------|
| Primary Bedroom | First |
| Bedroom 2 | First |
| Bedroom 3 | First |
| Bathroom 1 | First |
| Bathroom 2 | First |
| Living Room | First |
| Dining Room | First |
| Kitchen | First |
| Laundry | First |
| Balcony/Porch/Lanai | First |



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Irrigation-Reclaimed Water, Street Lights

Utilities: Cable Available, Electricity Connected, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: French Doors, Garden, Private Mailbox, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Primary Bedroom Main Floor

Building Details

NewConstructionYN: Yes

Exterior material: Block

Parking: Driveway

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, See Remarks, ShowingTime



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