13075 VIA CASSIA PLACIDA FL 33946

https://candiscarmichael.com





Waterfront Retreat Minutes from Boca Grande. Live the waterfront dream in this fully updated Key West-style home on a peaceful canal with sweeping water views. This beautifully remodeled 3-bedroom, 2-bath home blends warm teak flooring, a stunning kitchen with white shaker cabinets and waterfall-edge countertops, and elegant, modern baths throughout. Recent 2026 upgrades take the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1702 sq ft

Courtesy of

Listing Office: ENGEL & VOLKERS BELLEAIR

Office ID: MFR260030438

Status: Active

MLS ID: MFRTB8538376

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://my.matterport.com/show/?m=ABNvUR7Drp5

Basics

Bathrooms Full: 2
Date added: Added 1 day ago
Category: Single Family Residence
Type: Residential
Bedrooms: 3 beds
Bathrooms: 2 baths
Half baths: 0 half baths
Floors: 3 floors
Area, sq ft: 1702 sq ft
Lot size, sq ft: 14849 sq ft
Year built: 1992
View: Water
SubdivisionName: PORTOFINO
ListOfficeName: ENGEL & VOLKERS BELLEAIR
GarageSpaces: 3
ListAOR: mfrmls

Location Details

Township: 42S
Road Surface Type: Asphalt

Property Features

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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s)

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Washer

Flooring: Carpet, Ceramic Tile

Laundry Features: Inside, Laundry Room

Patio And Porch Features: Rear Porch, Screened

Pool Private YN: Yes

Pool Features: Gunite

Waterfront YN: Yes

Waterfront Features: Canal - Saltwater

Parking Features: Garage Door Opener, Ground Level

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 3

Pets Allowed: Breed Restrictions

Roof: Metal

Architectural Style: Coastal, Contemporary, Key West

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Vegetation: Mature Landscaping, Trees/Landscaped

View: Water

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air, Mini-Split Unit(s)

Heating: Central

Furnished: Unfurnished

Lot Features: FloodZone, Oversized Lot, Street Dead-End, Paved

Property Details

Subdivision Name: PORTOFINO

Parcel Number: 422011229004

Levels: Three Or More

Direction Faces: Southeast

Foundation Details: Slab

Construction Materials: Block, Vinyl Siding, Frame

Listing Terms: Cash, Conventional

Association Information

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Association YN: Yes

Association Fee: 648

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Management, Recreational Facilities

Association Amenities: Clubhouse, Fitness Center, Pickleball Court(s), Pool, Tennis Court(s)

Community Features: Deed Restrictions, Fitness Center, Golf Carts OK, Pool

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $6,347

Tax Legal Description: PFO 001 0000 0031 PORTOFINO UNIT 1 LT 31 456/850 671/272 803/1157 929/1404 1125/1780 1485/2017 RES3954/1970

Tax Lot: 31

Rooms

Room type	Level
Primary Bedroom	Third
Primary Bathroom	Third
Kitchen	Second
Great Room	Second

Amenities & Features

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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Deed Restrictions, Fitness Center, Golf Carts OK, Pool

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Mini-Split Unit(s)

PoolFeatures: Gunite

Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Coastal, Contemporary, Key West

Heating: Central

Roof: Metal

NewConstructionYN: No

Exterior material: Block, Frame, Vinyl Siding

Parking: Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Call Before Showing, Call Listing Agent

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