

255 BOUNDARY BOULEVARD ROTONDA WEST FL 33947

<https://candiscarmichael.com>



Discover effortless coastal charm in this rare turnkey furnished end-unit villa with its own garage and private courtyard, perfectly situated in Rotonda West. Flooded with natural light from windows on every side, this updated home blends comfort, style, and the laid-back allure of Old Florida living. Step inside to beautiful wood-look tile flooring, a modern [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 972 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRD6143508

Description



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Basics

Unit Number: 105

Bathrooms Half: 1

Category: Condominium

Bedrooms: 2 beds

Half baths: 1 half bath

Area, sq ft: 972 sq ft

Year built: 1987

SubdivisionName: VILLAS ROTONDA PH02

GarageSpaces: 1

Bathrooms Full: 1

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4920 sq ft

UnitNumber: 105

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 41

Road Surface Type: Asphalt

Elementary School: Vineland Elementary **Middle Or Junior School:** L.A. Ainger Middle

High School: Lemon Bay High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s)

Flooring: Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Courtyard, Rain Gutters

Roof: Shingle

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

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Laundry Closet

Attached Garage YN: Yes

Pets Allowed: Number Limit, Size Limit, Yes

Fencing: Wood

Window Features: Window Treatments

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: VILLAS ROTONDA PH02

Levels: One

Direction Faces: South

Construction Materials: Concrete, Frame

Property Condition: Completed

Parcel Number: 412022526005

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 850

Association Fee Includes: Common Area Taxes, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Pest Control

Community Features: Buyer Approval Required, Deed Restrictions, Golf, Park, Playground, Sidewalks, Tennis Court(s)

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$3,522

Tax Legal Description: VILLAS OF ROTONDA PH 1 UN-105 938/782
1123/1083 2188/346 3230/539 3230/540 4254/759 4333/450 4501/1916
3194329

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	15x14	First	14	15
Living Room	13x16	First	16	13
Primary Bedroom	12x13	First	13	12
Bedroom 2	10x12	First	12	10

Amenities & Features

Waterfront available: No

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Deed Restrictions, Golf, Park, Playground, Sidewalks, Tennis Court(s)

WindowFeatures: Window Treatments

ExteriorFeatures: Courtyard, Rain Gutters

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

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s)

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



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Building Details

NewConstructionYN: No

Exterior material: Concrete, Frame

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Condominium

Occupant Type:
Owner

Showing Requirements: Appointment Only, Lock Box Coded,
ShowingTime



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