

255 BOUNDARY BOULEVARD ROTONDA WEST FL 33947

<https://candiscarmichael.com>



\$185,000



Imagine waking up to gentle Florida breezes, stepping into your private tropical courtyard for morning coffee, then heading out for a quick golf round or beach sunset. This rare end-unit villa at 255 Boundary Blvd Unit 105, Rotonda West, delivers that effortless coastal dream in a turnkey furnished package ready for immediate enjoyment. Step inside [...]

- 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 2 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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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, Other

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 875

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

AttachedGarageYN: Yes

PoolPrivateYN: No

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

ExteriorFeatures: Courtyard, Rain Gutters

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Window Treatments

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

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE