

# 255 BOUNDARY BOULEVARD ROTONDA WEST FL 33947

<https://candiscarmichael.com>



\$184,000



The seller is offering buyer concessions of 1 year of HOA fees paid at closing! 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 [...]

- 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



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## 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

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## 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

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## 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

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## 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

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## 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)

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## 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

**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



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Frame

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Lock Box Coded,  
ShowingTime



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