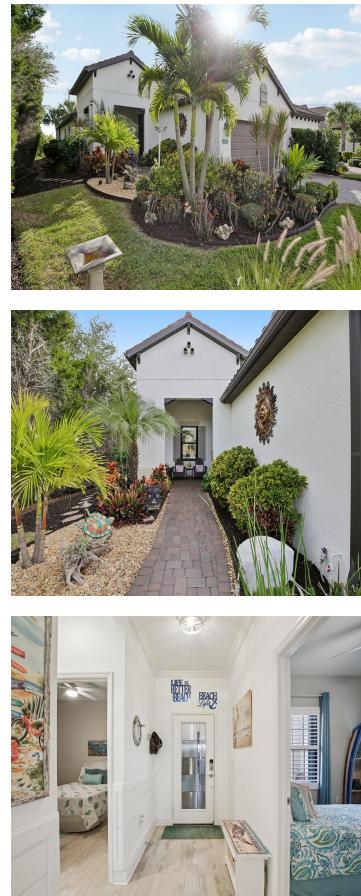


# 26826 PAVIN DRIVE ENGLEWOOD FL 34223

<https://candiscarmichael.com>



PRICE REDUCTION - MOTIVATED SELLER! This coastal villa is a dream. Just minutes from the pristine shores of Englewood, Manasota and Venice Beaches, this exceptional residence is located within the gated and highly sought-after Boca Royale Golf and Country Club. Nestled in the maintenance-free Belize neighborhood, the home offers an open, airy floor plan designed [...]

- 3 beds
- 2 baths
- Residential
- Villa
- Active
- 1845 sq ft



## Courtesy of

**Listing Office:** REDFIN CORPORATION

**Status:** Active

**Office ID:** MFR780118

**MLS ID:** MFRA4676576

## Description



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Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Virtual Tour:**

[https://www.zillow.com/view-imx/8874e58a-8c79-456e-b42a-9223c139c841?initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/8874e58a-8c79-456e-b42a-9223c139c841?initialViewType=pano&utm_source=dashboard)

---

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4731 sq ft

**View:** Trees/Woods

**ListOfficeName:** REDFIN CORPORATION

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1845 sq ft

**Year built:** 2020

**SubdivisionName:** BOCA ROYALE UN 16

**GarageSpaces:** 2

---

## Location Details

**Township:** 40

**Road Surface Type:** Paved

**Elementary School:** Englewood Elementary

**Middle Or Junior School:** SKY Academy  
Englewood

**High School:** Lemon Bay High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

**Flooring:** Tile

**Patio And Porch Features:** Covered, Patio, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Sliding Doors

**Security Features:** Gated Community, Security Gate, Security System, Security System Leased, Smoke Detector(s)

**Architectural Style:** Mediterranean

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Accessibility Features:** Accessible Approach with Ramp, Accessible Bedroom, Accessible Closets, Accessible Common Area, Accessible Doors, Accessible Entrance, Accessible Full Bath, Visitor Bathroom, Accessible Hallway(s), Accessible Kitchen, Accessible Kitchen Appliances, Accessible Central Living Area, Accessible Washer/Dryer, Central Living Area

**Appliances:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Garage Door Opener, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** Shutters

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Phone Available, Sewer Available, Sewer Connected, Sprinkler Recycled, Water Available

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Lot Features:** Paved

## Property Details

**Subdivision Name:** BOCA ROYALE UN 16

**Parcel Number:** 0494010031

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Slab

**Construction Materials:** Stucco



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## Association Information

**Association YN:** Yes

**Association Fee:** 1789.87

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Grounds, Trash

**Association Amenities:** Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Pool, Recreation Facilities, Security, Spa/Hot Tub, Vehicle Restrictions

**Community Features:** Buyer Approval Required, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,402

**Tax Legal Description:** LOT 570, BOCA ROYALE UNIT 16, PB  
52 PG 191-200

**Tax Lot:** 570

## Green Building Info

**Green Indoor Air Quality:** No Smoking-Interior Buildg

## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	16x14	First	14	16
Kitchen	9x18	First	18	9
Primary Bedroom	14x14	First	14	14
Bedroom 2	10x10	First	10	10
Bedroom 3	10x10	First	10	10
Den	10x10	First	10	10
Primary Bathroom	14x14	First	14	14
Bathroom 2	11x5	First	5	11
Laundry	9x5	First	5	9
Dining Room	11x8	First	8	11
Balcony/Porch/Lanai	17x16	First	16	17

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Gate, Security System, Security System Leased, Smoke Detector(s)

**WindowFeatures:** Shutters

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Phone Available, Sewer Available, Sewer Connected, Sprinkler Recycled, Water Available

**Amenities:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Hurricane Shutters, Sliding Doors

**Features:** Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Natural Gas

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Garage Door Opener, Oversized

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, ShowingTime



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