

# 396 GULF BOULEVARD PLACIDA FL 33946

<https://candiscarmichael.com>



**\$1,175,000**



A rare opportunity to own a fully renovated, Turn-Key Furnished coastal getaway with direct Intracoastal access to Stump Pass and quick boating access to Boca Grande’s legendary fishing grounds. This meticulously remodeled retreat is ready to enjoy immediately—ideal as a personal island escape, income-producing property, or both. Just steps from deeded Beach Access #10, this [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1484 sq ft



## Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260010123

**MLS ID:** MFRTB8447399



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://arnold-novak-photography.aryeo.com/videos/0199a71d-38f6-7105-9027-d88c9507c3e2?v=245>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1484 sq ft

**Year built:** 2003

**SubdivisionName:** PALM ISLAND ESTATES

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9600 sq ft

**View:** Water

**ListOfficeName:** COLDWELL BANKER REALTY

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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:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Tile

**Patio And Porch Features:** Covered, Deck, Enclosed, Porch, Rear Porch, Screened

**Waterfront Features:** Canal - Saltwater

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Metal

**Window Features:** Blinds, ENERGY STAR Qualified Windows, Tinted Windows, Window Treatments

**Utilities:** Cable Available, Electricity Connected, Water Connected

**View:** Water

**Sewer:** Septic Tank

**Heating:** Central

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Waterfront YN:** Yes

**Parking Features:** Boat, Covered, Deeded, Driveway, Garage Faces Side, Golf Cart Garage, Golf Cart Parking, Ground Level, Off Street, Basement, Workshop in Garage

**Carport Spaces:** 3

**Exterior Features:** Lighting, Outdoor Shower, Rain Gutters, Sliding Doors, Storage

**Security Features:** Smoke Detector(s)

**Architectural Style:** Coastal, Elevated, Florida

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air, Attic Fan

**Lot Features:** Cleared, Conservation Area, Flood Insurance Required, FloodZone, In County, Landscaped, Level, Near Marina, Near Public Transit, Private, Paved, Unincorporated

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## Property Details

**Subdivision Name:** PALM ISLAND ESTATES

**Levels:** One

**Foundation Details:** Stilt/On Piling

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 412031428001

**Direction Faces:** West

**Construction Materials:** HardiPlank Type, Frame

**Property Condition:** Completed



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# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$10,961

**Tax Legal Description:** PIE 002 00EE 0025 PALM ISLAND ESTS UN 2  
BLK EE LT 25 LESS THE SW/LY 13 FT 1610/1418 E1771/1349  
3955/2025 4415/2044

**Tax Lot:** 25

# Green Building Info

**Green Indoor Air Quality:** Moisture Control, No Smoking-Interior Buildg, Ventilation

**Green Energy Efficient:** Appliances, HVAC, Lighting, Thermostat, Windows

# Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x13	First	13	17
Bedroom 2	11x11	First	11	11
Bedroom 3	10x11	First	11	10
Kitchen	11x13	First	13	11
Living Room	20x16	First	16	20
Balcony/Porch/Lanai	33x9	First	9	33
Dining Room	11x7	First	7	11



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Lighting, Outdoor Shower, Rain Gutters, Sliding Doors, Storage

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air, Attic Fan

**WindowFeatures:** Blinds, ENERGY STAR Qualified Windows, Tinted Windows, Window Treatments

**Utilities:** Cable Available, Electricity Connected, Water Connected

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Coastal, Elevated, Florida

**Heating:** Central

**Roof:** Metal

**NewConstructionYN:** No

**Exterior material:** Frame, HardiPlank Type

**Parking:** Basement, Boat, Covered, Deeded, Driveway, Garage Faces Side, Golf Cart Garage, Golf Cart Parking, Ground Level, Off-street, Workshop in Garage

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Dehumidifier

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box Electronic, See Remarks, ShowingTime



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