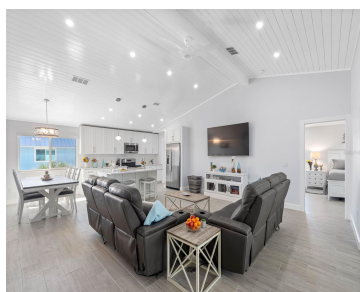


# 396 GULF BOULEVARD PLACIDA FL 33946

<https://candiscarmichael.com>



**\$1,150,000**



Exciting Seller credit - \$40,000 Flexible Credit : Closing Costs, Rate Buydown, or add your custom pool. 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 [...]

- 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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 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>

---

## 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 3 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:**  
\$10,523

**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

---

## 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

---

## 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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