

**6040 RUM COVE DRIVE, Placida, FL, 33946**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 3118 A/C & 6875.00 Total

Neighborhood: Uncategorized

Lot Dim: 119 x 395

Prior Taxes: \$ 28,571

Water View: Beach, Gulf/Ocean - Full, Lagoon

Year Built: 2000

MLS: D6132777

Listed By: PARADISE EXCLUSIVE INC

**REDUCED:** Private Island Living within a 4 minute car ferry ride to the sought after Palm Island Resort. Feel the stress leave your body as you drive down the only paved road on the island, through the resort gates to park your car. From there,

the bellman will whisk you away to your 3 bedroom, 3 bathroom, 2 car garage, bonus living area and some of the best views of the Gulf of Mexico, Stump Pass, Ski Alley and the Intracoastal you will find! This beautifully appointed beach home sits on over an acre, has a gazebo over the lagoon, looking out to the Gulf. It's small HOA with only nine families to share amenities with, has a caged salt water pool with a covered shade area, outdoor shower & a restroom next to the tennis/pickleball court located across from the end of your driveway. As you enter the home from the garage, you have plenty of space for all the items you need to have a blast, such as golf cart(s), SUP, kayak, bicycles, beach chairs, golf clubs, games, etc. Off of the garage is a large bonus area perfect for extra guests. As you go up to the main floor of the home, you will come across a large laundry room with storage, 2 full bathrooms, and 2 large guest bedrooms. Down the hall is the open living room with the gourmet kitchen to its left. The kitchen has an 8 burner propane/gas stove, 2 separate sinks both with garbage disposals. The dishwasher and microwave are new. The Corian counters and island beautifully match the dark green stained wooden cabinets, and the island with its breakfast bar. The dining area with its 180 view of the lagoon and the Gulf, is right off the kitchen and convenient to the BBQ deck with propane lines up to the grill and hibachi flat grill. Off of the living room is a wooden deck with amazing views of the Gulf. The room off of the living room is currently being used as a billiards room and office area. As you go up to the top floor, you come to a sitting area with French doors to the primary suite. There is another sitting room in the bedroom. A very large walk-in closet with built-in drawers and shelves, is before you enter the bathroom with its soaking tub that sits on a pedestal, a large walk-in shower with 2 separate shower heads. There are dual sinks and a private water closet. But the door leading out to the top deck is where you want to be to witness some of the most spectacular sunsets! The house and gazebo both have brand new roofs, new soffits. The flooring on the main floor also has brand new porcelain tile, and the carpeting in the bedrooms and on the stairs is new. The sliders in the living room pocket open to make cooler evenings more enjoyable and for entertaining. One of the sets of slider doors is being replaced as well as a window in the billiards room. The automatic hurricane shutters are also being replaced, as well as garage door openers and a new keypad. Everything will be addressed before any closing. The HOA, for the Rum Cove residents only, maintains the pool, tennis courts, common areas and the private electronic gate to the area. A dock slip is available. The association is working on repairing the current docks, but others may be available for use. The Resort's Master Association has a yearly fee that covers ferry passes, parking in the parking lot, use of the bell services, resort patrol and their management team. There is a restaurant, boutique & recreation center. There is a propane run full house generator. This home is being sold completely TURNKEY. Paradise awaits!!!