



## 114 EDGEVALE PLACE, Rotonda West, FL, 33947

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2508 A/C & 4004.00 Total

Neighborhood: Uncategorized

Lot Dim: 78.6 x 105 x 155 x 155 x 105

Prior Taxes: \$ 3,668

Water View:

Year Built: 2004

MLS: D6135839

Listed By: RE/MAX ALLIANCE GROUP

Exceptional in Every Way! This Ferguson built pool home offers the opportunity for a lifetime of sunsets, golf, and active living in Rotonda Lakes. Highlights of this 3 bedroom, 2.5 bath home is the enormous 1,000 sq ft 3 car garage, 2023 roof, X

flood zone, and seclusion of the half-acre double lot nestled at the end of a cul-de-sac. Inside you will find luxury details and finishes throughout including lead glass double front door entry, tile flooring in the main living areas and bathrooms, beautiful light fixtures, designer ceiling fans, arched transom windows, crown molding, volume ceilings, and an abundance of natural light. The split floor plan offers both a formal living and dining rooms, family room, and breakfast nook. Invite the salty breeze indoors and expand your living space by sliding open any of the multiple pocketing and sliding glass doors, effortlessly connecting your interior to the expansive pool and lanai area. The kitchen features wood cabinets, including several with glass fronts, complemented by a raised breakfast bar on the island, corian countertops and stone tile backsplash. The ensuite primary bedroom has lanai access via sliding doors, walk-in and reach-in closet. Getting ready for your day will be easy in the primary bathroom with both a soaking tub and glass door walk-in shower, dual sink vanities and a makeup area. The two additional bedrooms offer versatility and comfort for guests. One bedroom features sliding doors leading directly to the pool area, offering convenient access and a seamless indoor-outdoor experience. The other bedroom includes a built-in desk and a Murphy bed system, maximizing space efficiency and providing a cozy retreat for visitors. The guest bathroom has a walk-in shower and oversized vanity space. When you are ready to soak up the sun step onto the spacious screened and covered lanai and relax in the heated, self cleaning pool/spa with a waterfall feature and recently replaced electric heater. The lanai was recently rescreened and pool cage doors replaced, there is a convenient pool bath and outdoor shower, ceiling fans, artistic screens attached to the pool cage, and plenty of landscaping is in place to create a serene retreat. Car enthusiasts will love having all the space in the triple garage and there are plenty of storage options with the built-in cabinets, extra refrigerator, and freezer. Standout features include an irrigation system with two wells, an underground 250 gallon propane tank ready for your generator, added hurricane roof straps, central vacuum, on-demand hot water tank, and the seller is providing a one-year home warranty. Rotonda Lakes offers a tranquil living experience with low HOA fees adjacent to Rotonda West's five championship golf courses, providing convenient access to boating, Gulf beaches, and an array of shopping, dining, medical and entertainment options. Contact us today to schedule your private showing. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).