



\$ 289,000



91 Rotonda Cir, Rotonda West, FL 33947

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6136534
- » Single Family | 1,815 ft<sup>2</sup> | Lot: 10,000 ft<sup>2</sup>
- » More Info: [91RotondaCir.IsForSale.com](http://91RotondaCir.IsForSale.com)



**Marcia Cullinan**  
 941.662.5878  
[marciacullinan@michaelsaunders.com](mailto:marciacullinan@michaelsaunders.com)  
<http://marciacullinan.michaelsaunders.com>

**Michael Saunders & Company**  
 LICENSED REAL ESTATE BROKER

Sales Office  
 1200 S McCall Rd  
 Englewood, FL 34223  
 (941) 473-7750

Remarks

FISH FROM YOUR OWN BACK YARD! This 3 bedroom / 2 bathroom / 2 car garage home sits along the "Rotonda River" offering a unique ability for fishing and boating along the miles of freshwater canals. You can even boat to the community marina and eat at The Hills Golf Course Clubhouse; one of 5 golf courses located within this community, and right around the corner from this home! Rotonda is a popular community with a walking park, playground, tennis/pickleball courts, golf courses and weekly activities, for a super low annual association fee. And just outside of Rotonda is Boca Grande and Englewood and Manasota Key, offering miles of glorious Gulf of Mexico beaches and boating. The location can't be beat! And the house is awesome! It is the typical Florida ranch-style "split" floor plan, with the massive primary bedroom on one side of the house, and the 2 large guest bedrooms on the other side, offering everyone great privacy. The primary bedroom has room for a desk or private sitting area and has an ensuite bathroom and large walk-in closet. It also provides access to the garage, which is a cool feature. The kitchen and dinette area open to the 13 x 23 foot air-conditioned "Florida" room which can be used for so many things - right now it is a second living room. with a view! The "main"

