



\$ 925,000



4652 Arlington Dr, Placida, FL 33946

- » Beds: 3 | Baths: 3 Full
- » MLS #: D6138502
- » Single Family | 2,355 ft<sup>2</sup> | Lot: 17,424 ft<sup>2</sup>
- » More Info: [4652ArlingtonDr.IsForSale.com](http://4652ArlingtonDr.IsForSale.com)



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Remarks

The property sustained no damage from the recent storms and is ready for immediate occupancy. Rest easy with all impact windows and doors, new 2023 roof, and the food in the freezer won't go bad if the power goes out with a whole house 22kva 200 amp generator system with a 500 gallon buried propane tank. This luxury canal front home with a covered boat lift and Gulf access, is tucked into a secluded tropical canopy in Cape Haze Windward. Positioned on a wide T section of the canal the property has over 200 feet of water frontage and the long 40+ foot dock makes mooring a boat easy. Stunning renovation in 2015, the home has a classic courtyard layout with a modern coastal design interior. Soaring vaulted ceilings, large great room, spacious bedroom suites with virtually every room opens up onto the gorgeous paver pool lanai thats perfect for lounging and entertaining. The separate guest suite with direct access comes with its own mini kitchen. Enjoy instant boat access to world-class fishing, endless native wildlife, tranquil sandy beaches and great island restaurants. The countless improvements to the home include new flat tile roof in 2023. new AC in 2022. 2024 water heater. impact windows and sliders. cabinetrv and stone counter tons in the kitchen and all three

