



\$ 237,500



## 347 Boundary Blvd Unit 103, Rotonda West, FL 33947

- » Beds: 2 | Baths: 2 Full
- » MLS #: D6146626
- » Condominium | 1,209 ft<sup>2</sup> | Lot: 1,307 ft<sup>2</sup>
- » More Info: [347BoundaryBlvdUnit103.IsForSale.com](http://347BoundaryBlvdUnit103.IsForSale.com)



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### Remarks

This charming 2005 end-unit VILLA offers 2 bedrooms, 2 bathrooms, and a coveted GARAGE, the perfect retreat for your getaway to PARADISE. Nestled in the desirable Rotonda West community, you'll be surrounded by lush GOLF COURSES and just a short drive to the GULF BEACHES. Located within the intimate Sunset House Condominium Association, only 8 total units, this villa enjoys a serene setting along the peaceful lake. A reasonable monthly fee covers exterior building and grounds maintenance plus access to the sparkling Sunset House COMMUNITY POOL, making ownership effortless. Inside, the home feels open and airy with vaulted ceilings and over 1,200 sq ft of comfortable living space. The kitchen features solid-surface counters, abundant cabinetry, a double-door pantry, and both a breakfast bar and dinette, perfect for casual Florida living. The split-bedroom layout provides privacy for you and your guests. The primary suite includes a spacious walk-in closet and a well-sized bathroom. A pocketing slider opens the living room to the covered, enclosed patio, offering a breezy transition to the backyard and the expansive navered natin. ideal for morning coffee or sunset unwinding. The 22' x 13' garage easily accommodates a vehicle plus extra storage. an invaluable

