

# **\$1,850,000 - 2805 North Beach Road B, ENGLEWOOD**

D6140195

## **\$1,850,000**

3 Bedroom, 3.00 Bathroom, 2,896 sqft  
Residential on 1 Acres

### **LEMON BAY ESTATE 01, ENGLEWOOD, FL**

This Manasota Key compound is the IDEAL HAVEN FOR BOATING/RV ENTHUSIASTS, CAR COLLECTORS, HOBBYISTS and BEACH LOVERS! With a unique array of amenities unlike any other property including a DEEDED BOAT HOUSE, PRIVATE BOAT RAMP and RV GARAGE all situated on TWO LOTS with convenient road access on both sides, secure concrete seawall protection, DEEDED BEACH ACCESS and NO DEED RESTRICTIONS. The elevated design of the home not only enhances its coastal aesthetic and views but also ensures added security and peace of mind from flooding. Inside, a vaulted ceiling great room welcomes you with wood burning fireplace, canal views and easy entertaining with the kitchen, dinette and exterior balcony. The master bedroom also features access to the balcony with water views and is tucked on one side of the home with double walk-in closets and a private ensuite bathroom. A hallway through the center of the home leads to a BONUS SPACE of enjoyment with formal dining area and a LARGE FAMILY ROOM. This space features a small wet bar, high ceilings, oversized storage closet, project screen for movie nights and secret cabinet with HIDDEN ENTRANCE into the always needed PRIVATE OFFICE! Two ample size guest bedrooms, a guest bathroom and laundry room also sit on this main level. Downstairs, an OVERSIZED GARAGE with a 14-FOOT DOOR, FULL BATHROOM and WORKSHOP offers ample space to house UP



TO SEVEN CARS WITH A CAR LIFT. In addition, there's an under-building oversized two-car garage, ensuring you'll never run out of room for storage. Outside, your land is beautifully landscaped with low-maintenance shell, lush palms and Florida native plants. The PRIVATE BOAT RAMP into your deep-water canal with onsite BOAT HOUSE is incredibly useful, unique and rare to find featuring a 10,000 POUND LIFT and safehouse away from the elements. EFFORTLESS ACCESS TO LEMON BAY AND THE GULF from this location offers an extraordinary place to fish, explore islands and visit a multitude of waterfront restaurants. Additional dock already built for fishing, quick tie ups or friends visiting via the water! (You wouldn't believe the adorable manatee families that frequent this canal and find solace underneath the boat house!!!) Combined currently as two into one " this .63 ACRE PARCEL offers the ability to separate a BUILDABLE LOT out with the boathouse or use it as-is for privacy, yard space or room for a pool! Straight across Beach Road offers walking access to the white sand beaches of Manasota Key for gorgeous sunset walks, shelling and cooling off in the Gulf of Mexico! Don't miss the opportunity to own this extraordinary waterfront retreat. Schedule your private showing today to experience its unmatched charm and functionality!

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | D6140195    |
| Price          | \$1,850,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,896       |
| Acres          | 0.63        |

|            |                         |
|------------|-------------------------|
| Year Built | 1989                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Elevated, Key West      |
| Status     | Active                  |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2805 North Beach Road B |
| Area        | Englewood               |
| Subdivision | LEMON BAY ESTATE 01     |
| City        | ENGLEWOOD               |
| County      | Charlotte               |
| State       | FL                      |
| Zip Code    | 34223                   |

## Amenities

|               |  |
|---------------|--|
| Parking       | Bath In Garage, Boat, Covered, Driveway, Garage Door Opener, Golf Cart Garage, Golf Cart Parking, Ground Level, Oversized, Parking Pad, RV Garage, RV Access/Parking, Garage, Basement, Workshop in Garage |
| # of Garages  | 10   |
| View          | Water  |
| Is Waterfront | Yes  |
| Waterfront    | Canal - Saltwater  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer   |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room, Wood Burning   |
| # of Stories      | 2   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, French Doors, Hurricane Shutters, Outdoor Shower, Rain Gutters, Sliding Doors, Storage |
| Lot Description   | Cleared, FloodZone, In County, Oversized Lot, Street Dead-End, Private                                     |

|            |                       |
|------------|-----------------------|
| Roof       | Metal                 |
| Foundation | Slab, Stilt/On Piling |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 149                |
| Zoning         | MSF3.5             |

**Listing Details**

|                |   |
|----------------|---|
| Listing Office | Keller Williams Island Life Real Estate |
|----------------|---|

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