

FOR SALE - Rotonda Villas Building Sites

PLACIDA, FLORIDA

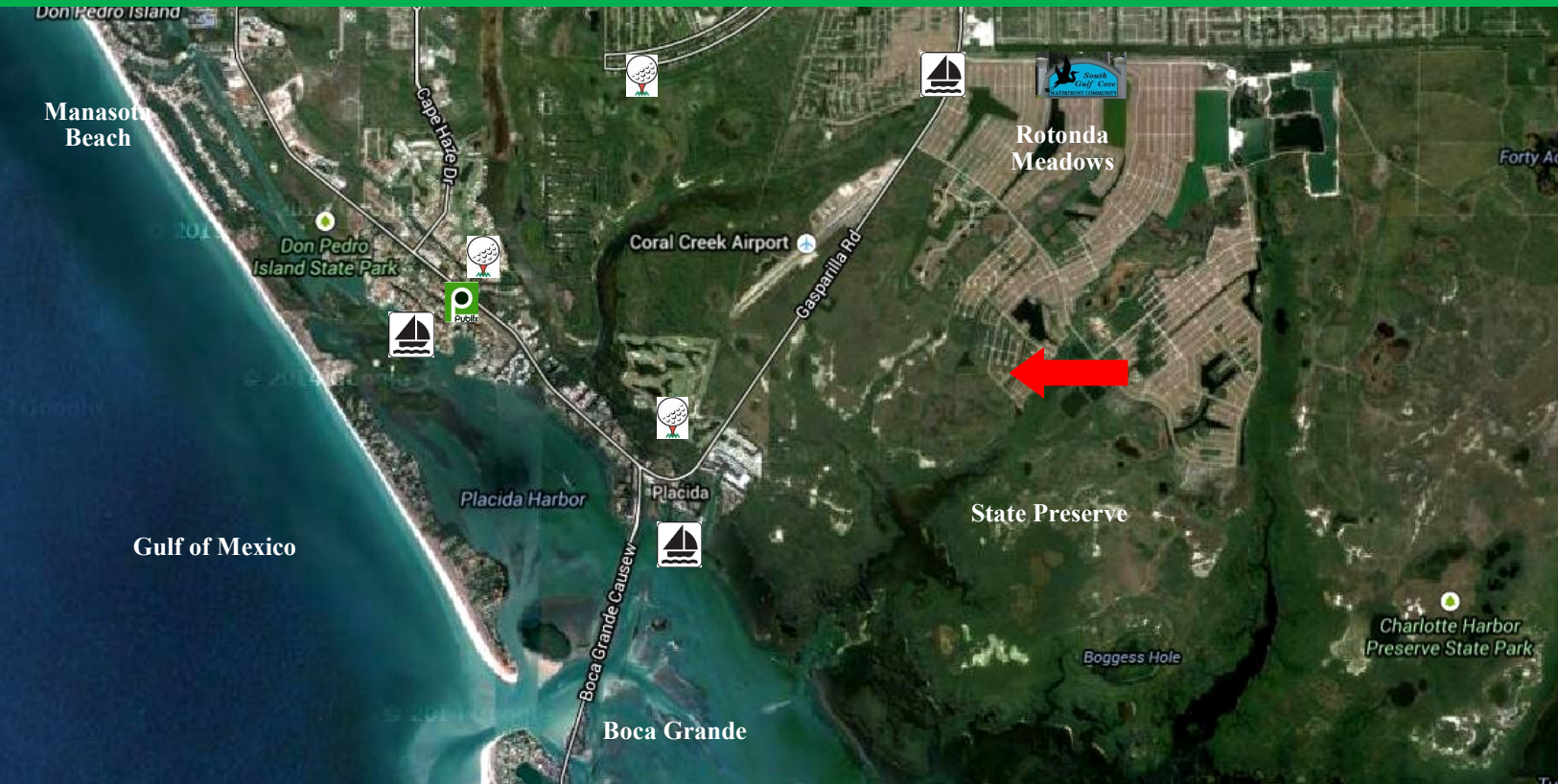
SUNMARK REALTY, INC.

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Pineland, FL 33945

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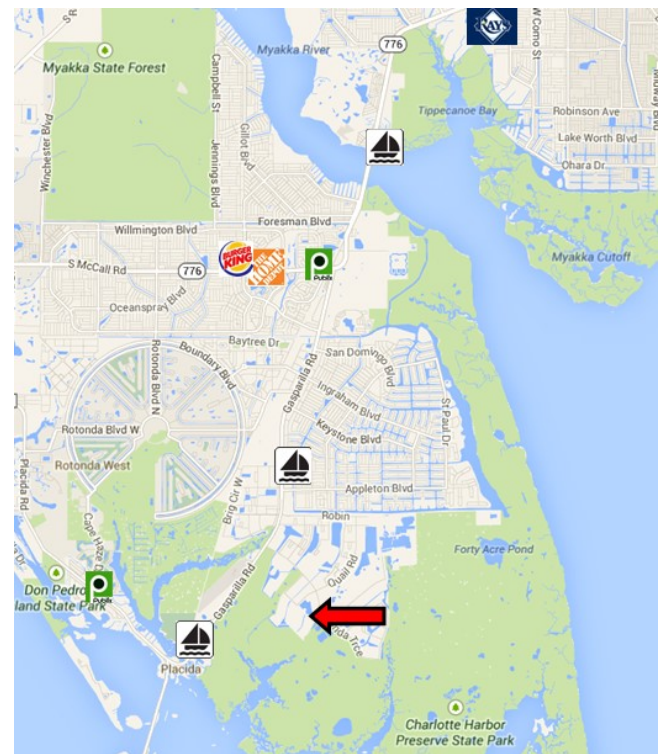
Single Family Home Sites

**Central Water & Sewer In Place
with Electric Available Nearby**

Up-filled by Original Developer

**Active HOA and
Deed Restrictions**

**Minutes from Area Beaches,
Boca Grande and
Area Attractions**



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Tampa Director
PH: 813-416-4254
sage_address@hotmail.com

NOEL ADDRESS, CCIM
Owner / Managing Director
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PROPERTY FEATURES:

SITE OPPORTUNITY: 16 Single family building lots located in the Rotonda Meadows/Villas subdivision in Placida, Florida. The Rotonda Meadows/Villas is a deed restricted community located adjacent to over 6,000+ acres of Charlotte Harbor State Preserve. All lots have central water and sewer in place and are permit ready with storm water plan approved and constructed. There is an active Homeowner's Association with updated deed restrictions.

LOCATION: Located on the tip of Cape Haze on the Gulf of Mexico on Florida's West Coast. Minutes from area beaches and upscale areas such as Boca Grande, Manasota Beach, Murdock Mall and the Tampa Bay Rays spring training facility. The area has over 6+ golf courses and great access to fishing, shopping and leisure activities.

ZONING: All lots are zoned RSF and allow a single family home.

ACCESS: Easy access off of Hwy 771 in the Rotonda Area. All roads are public, paved roads.

PARCEL ID: See Attached

BUILD STANDARDS: Minimum 1,400 sf. of living area. House must have two car garage with 400+ sqft. of garage area. All design standards are reviewed and approved by the HOA.

UTILITIES: All lots have water & sewer serviced by Charlotte County Utilities. Power to be provided by Florida Power & Light. Power to be extended from closest point of power.

ENVIRONMENTAL: All lots are partially Wooded and will need to be cleared. No Scrub Jay territory per Charlotte County Scrub Jay Review. All lots in zone 9AE.

ADDITIONAL INFO: Active mandatory Homeowner's Association. Fee is \$140 per year and is subject to change on a yearly basis. Deed Restrictions and subdivision information can be found at: www.rotondameadowsvillas.com

OWNER: Indrio Land Company

PRICE: \$289,000



SUBDIVISION AERIALS



ROTONDA VILLAS BLOCK 25



Account	OwnersName	ZipCode	PADStreetNumber	PADStreetName	PADCity	PADZip	ShortLegal
422105336003	INDRIO LAND COMPANY	33938	12506	STINGRAY PL	PLACIDA	33946	RVL 000 0025 0008
422105336022	INDRIO LAND COMPANY	33938	12475	HAGFISH CT	PLACIDA	33946	RVL 000 0025 0062
422105336006	INDRIO LAND COMPANY	33938	12413	HAGFISH CT	PLACIDA	33946	RVL 000 0025 0080
422105336007	INDRIO LAND COMPANY	33938	12421	HAGFISH CT	PLACIDA	33946	RVL 000 0025 0081
422105336008	INDRIO LAND COMPANY	33938	12429	HAGFISH CT	PLACIDA	33946	RVL 000 0025 0082
422105336009	INDRIO LAND COMPANY	33938	12424	BATFISH CT	PLACIDA	33946	RVL 000 0025 0084
422105336019	INDRIO LAND COMPANY	33938	12408	BATFISH CT	PLACIDA	33946	RVL 000 0025 0086
422105336017	INDRIO LAND COMPANY	33938	12368	DOGFISH CT	PLACIDA	33946	RVL 000 0025 0107
422105336014	INDRIO LAND COMPANY	33938	12353	DOGFISH CT	PLACIDA	33946	RVL 000 0025 0109
422105336016	INDRIO LAND COMPANY	33938	12362	QUAIL DR	PLACIDA	33946	RVL 000 0025 0129
422105336015	INDRIO LAND COMPANY	33938	12354	QUAIL DR	PLACIDA	33946	RVL 000 0025 0130
422105336012	INDRIO LAND COMPANY	33938	12337	SEDAN RD	PLACIDA	33946	RVL 000 0025 0133
422105336013	INDRIO LAND COMPANY	33938	12343	SEDAN RD	PLACIDA	33946	RVL 000 0025 0134
422105336010	INDRIO LAND COMPANY	33938	12379	SEDAN RD	PLACIDA	33946	RVL 000 0025 0140
422105336011	INDRIO LAND COMPANY	33938	12385	SEDAN RD	PLACIDA	33946	RVL 000 0025 0141
422105336018	INDRIO LAND COMPANY	33938	12403	SEDAN RD	PLACIDA	33946	RVL 000 0025 0144

CHARLOTTE COUNTY UTILITY MAP

