

FOR SALE—Fully Developed Building Sites

PLACIDA, FLORIDA

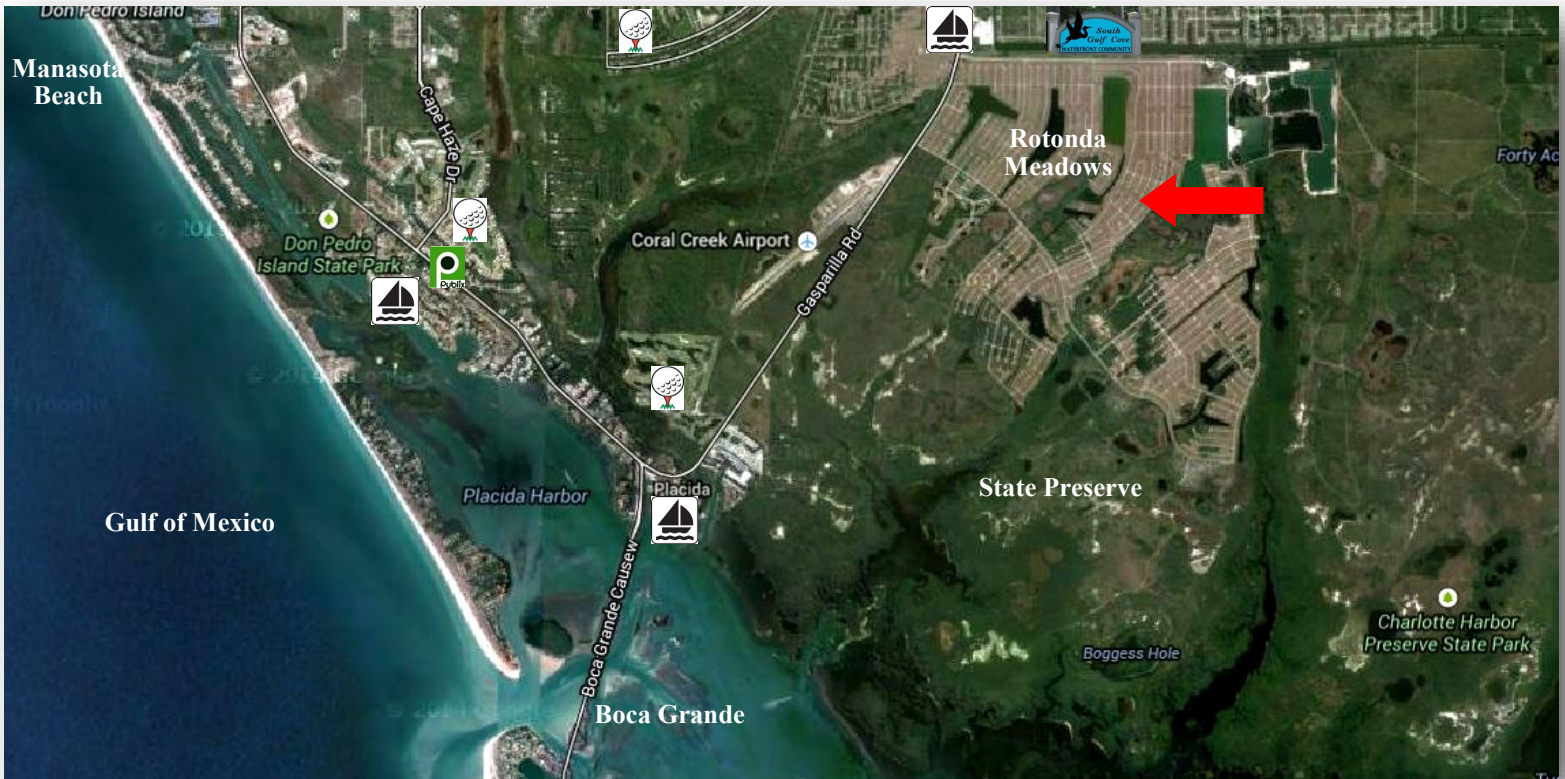
SUNMARK REALTY, INC.

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Single Family Home Sites

*Central Water & Sewer In Place
with Electric Available*

Up-filled by Original Developer

*Active HOA and
Deed Restrictions*

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



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PROPERTY FEATURES:

SITE OPPORTUNITY: 52 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.

*** LOT LIST SUBJECT TO CHANGE ***

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.

ENVIRONMENTAL: No known issues of concern. A HUD Statement for the subdivision is available through the Homeowner's Association. No Scrub Jay territory per Charlotte County Scrub Jay Review.

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

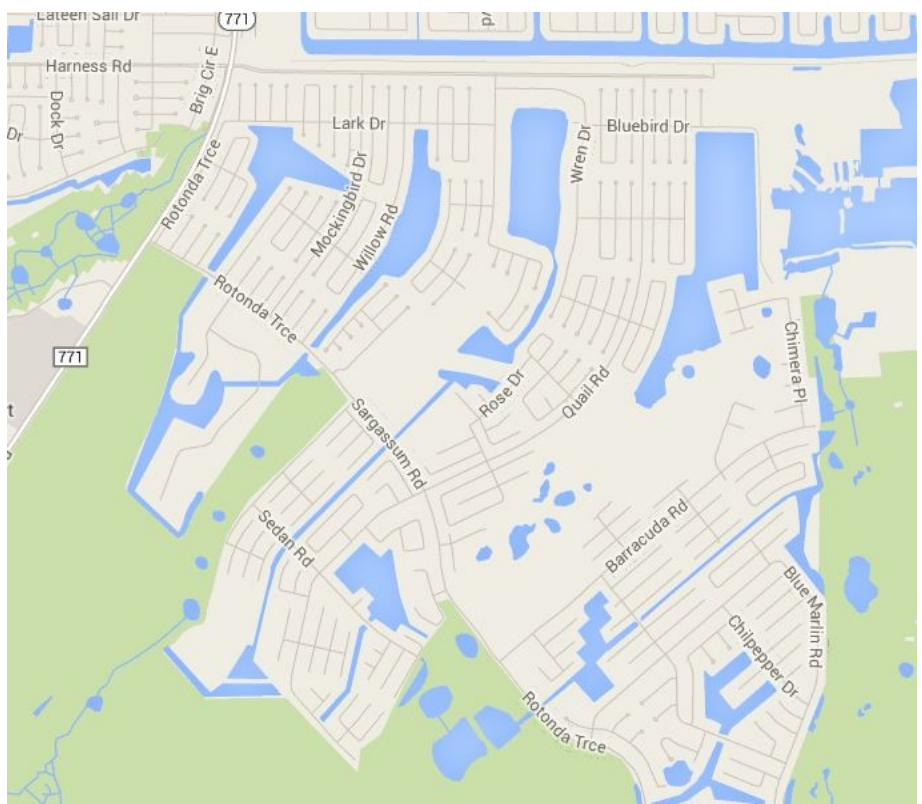
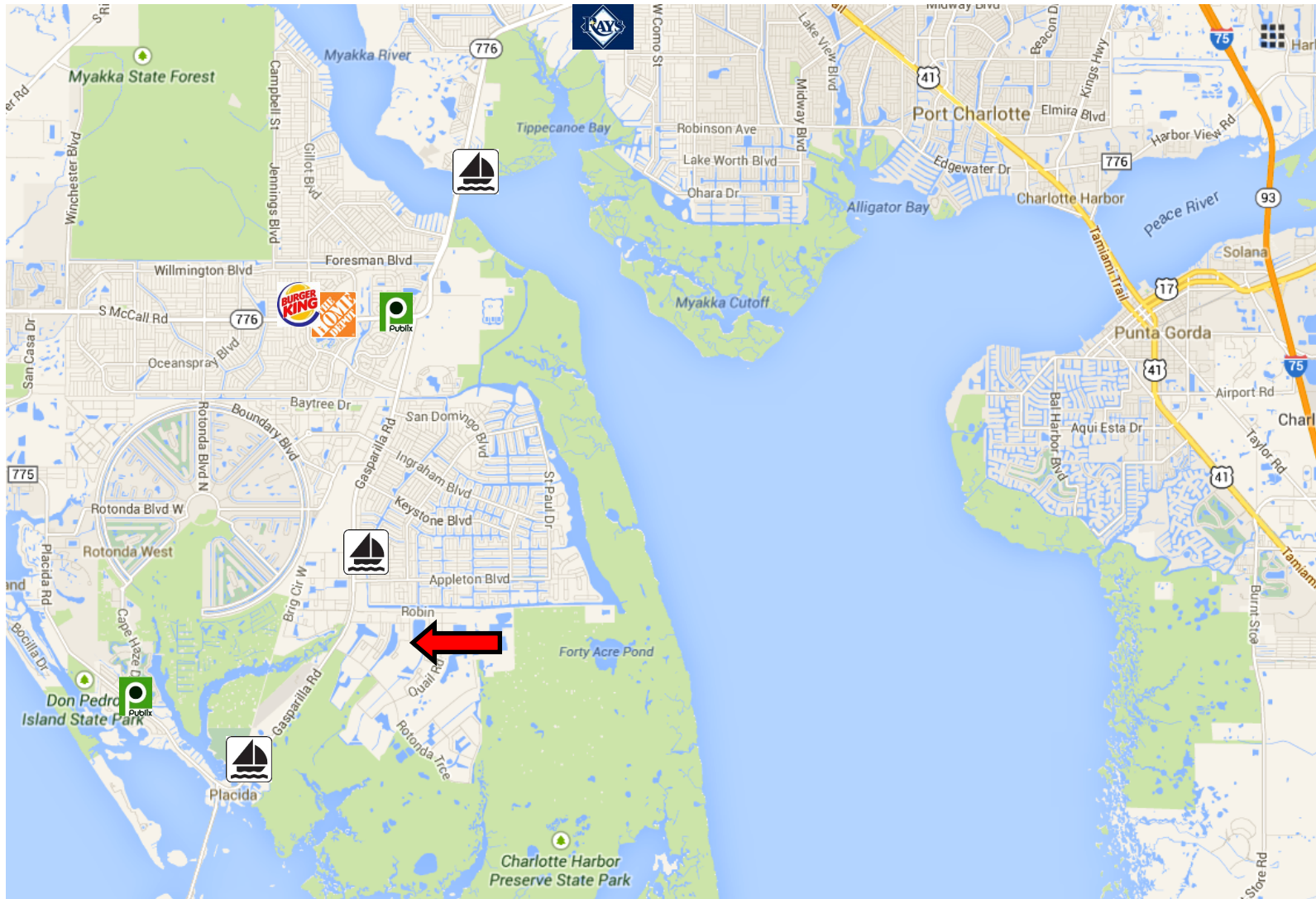
PRICE: \$22,000 per lot for package deal.



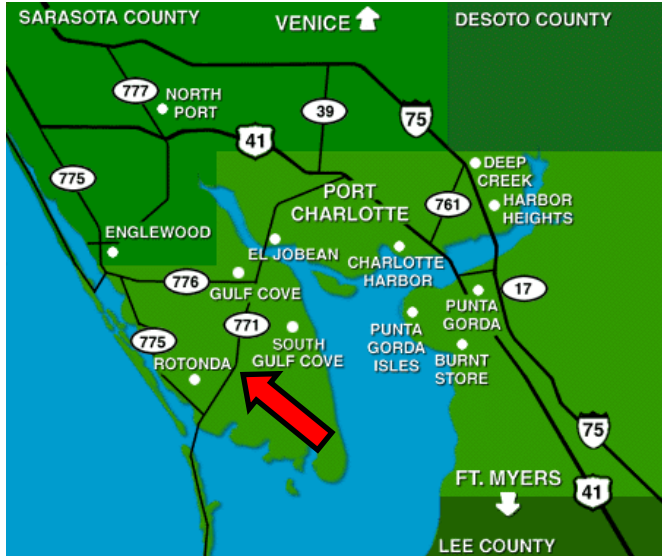
SUBDIVISION AERIALS



MAP AERIAL LOCATION



Property to Beaches = 5 minutes
Property to Hwy 776 = 3 miles +/-
Property to I-75 = 20 miles +
Property to Tampa = 90 miles +
Property to Port Charlotte = 10 miles +/-



AREA ATTRACTIONS

ROTONDA GOLF & COUNTRY CLUB



GASPARILLA MARINA



BOCA GRANDE LIGHT HOUSE



AREA BEACHES



BANYON STREET



CHARLOTTE HARBOR STATE PARK

