



\$ 378,000



1087 Montana Ave, Englewood, FL 34223

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6144345
- » Single Family | 1,665 ft<sup>2</sup> | Lot: 8,250 ft<sup>2</sup>
- » More Info: [1087MontanaAve.IsForSale.com](http://1087MontanaAve.IsForSale.com)



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#### Remarks

Welcome to Bay Vista Blvd, a community known for its proximity to Lemon Bay Park. Residents here enjoy kayaking, birdwatching, hiking, fishing, and more in the 210-acre park, which is also one of only two dog-friendly parks in Sarasota County, with only \$60 a year in annual dues. This deed-restricted community has public water and sewer and offers a peaceful and convenient lifestyle. This home is in a flood zone X, giving peace of mind for a homeowner. Inside this charming home, you'll find a spacious living room, a remodeled kitchen with solid wood cabinets and Quartz countertops, hurricane windows in the kitchen, and a spacious family room. A brand-new A/C unit, all drains have been lined. The split-bedroom floor plan offers privacy, with a large primary suite and two guest bedrooms on opposite sides of the house. Porcelain Tile flooring and Luxury Laminate throughout make for easy maintenance. Step into the Florida Room, complete with all-new Hurricane Slider windows and porcelain flooring. Just a short distance to Lemon Bay Park and minutes to Historic Dearborn Street, Beaches, Shopping, and Restaurants make this home ideally located for those who love outdoor activities and local amenities. This is an excellent opportunity for those looking for a 3-bedroom house

