



D6147829

1120 GULF BOULEVARD ENGLEWOOD, 34223

County: Charlotte
Subdiv: ENGLEWOOD SHORES
Beds: 12
Baths:
Pool: Private
Style: Quadplex
Const Status:
Acreage: 1/4 to less than 1/2
Garage: Yes **Attch:** No **Spcs:** 2 **Carport:** No **Spcs:**
Garage/Carport: Circular Drive, Driveway, Garage Door Opener, Golf Cart
 Parking, Guest Parking, Off Street Parking, Reserved
Location: In County, Landscaped, Near Golf Course, Near Marina, Oversized
 Lot, Street Paved

Status: Active
List Price: \$4,180,000
Year Built: 1960
Special Sale: None
ADOM: 6
CDOM: 6
Proj Comp Date:
Pets: Yes
SqFt Heated: 5,151
Total SF: 6,669
LP/SqFt: \$811.49

Established 7-Unit Short-Term Vacation Rental Property on Manasota Key! Rare opportunity to purchase an established licensed short-term vacation rental property currently accommodating nightly, weekly, monthly, and seasonal rentals on the desirable southern end of Manasota Key. Offered as a package, the property consists of two adjacent buildings with a total of seven rental units. The Main House is a two-story building featuring five remodeled rental suites, including three 1-bedroom, 1-bathroom suites, one 2-bedroom, 1-bathroom suite on the lower level, and a spacious 3-bedroom, 2-bathroom suite occupying the entire upper level. The lower-level suites feature open floor plans, updated kitchens with granite countertops and stainless-steel appliances, updated bathrooms with tiled walk-in showers, and private outdoor patios. The upper-level 3-bedroom, 2-bathroom suite provides flexibility for owner occupancy or additional rental income and features a full kitchen, living area, ensuite primary bedroom, private balconies, and partial Gulf views. The Pool House is a renovated single-story duplex featuring two side-by-side 2-bedroom, 1-bathroom suites connected by a shared screened front porch and offering access to a private heated swimming pool and tiki bar area. Designed to create a memorable guest experience, the property features lush tropical landscaping, evening landscape lighting, private patios and outdoor seating areas for each suite, outdoor dining spaces, Weber grilling stations, outdoor showers, shell and shark tooth cleaning stations, on-site laundry facilities, and Wi-Fi. A two-car gathering garage provides additional guest space with lawn games, a full-size refrigerator with a freezer, a large-screen TV, and seating for 32. The Pool House offers even more amenities with a private heated swimming pool, tiki bar gathering area, and outdoor entertainment space. This setup allows for a multitude of rental options for large groups, families, or the single couple looking for a peaceful vacation spot. Located on the southern end of Manasota Key, the property is within walking distance of nearby beach access and just moments from Stump Pass Beach State Park. Guests enjoy convenient access to Gulf beaches, boating, fishing, shelling, wildlife viewing, waterfront dining, tiki bars and nightly entertainment, marinas, shopping, golf courses, and numerous local attractions. Few properties offer the combination of scale, flexibility, guest amenities, and island charm found in this unique Manasota Key investment offering, creating an exceptional opportunity in today's vacation rental market.

Land, Site, and Tax Information

SE/TP/RG: 13/41S/19E Subd #: Tax ID: 411913103003 Taxes: \$17,580 Auction: Homestead: No Alt Key/Folio: 411913103003 Lot Dimensions: 175x100 Water Access: Beach - Access Deeded Water Frontage: Water View: Gulf/Ocean - Partial Legal Description: ENGLEWOOD SHORES BLK B LT 32 & SE/LY 1/2 LT 33 SIDE A, ENGLEWOOD SHORES BLK B LOT 32 & SE/LY 1/2 LT 33 SIDE B, ENGLEWOOD SHORES BLKB LTS 30 & 31	Zoning: MMF7.5 Future Land Use: Zoning Compatible: Tax Year: 2025 Auction Time: Complex/Community Name: Lot Size Acres: 0.40	Section #: Block/Parcel: Front Exposure: Lot #: 30 Other Exemptions: Additional Parcels: Yes Ownership: Fee Simple Flood Zone Code: AE Water Name(s): Waterfront Feet: 0 Water Extras:	Floor Number: CDD: No Annual CDD Fee: Land Lease Fee: Plat Book/Page: 2-88
--	---	---	---

Interior Information

Air Conditioning: Central Air, Wall/Window Unit(s) Heating and Fuel: Central, Space Heater Fireplace: No Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Water Available, Water Connected Sewer: Public Sewer Interior Features: Ceiling Fans(s), Open Floorplan, Stone Counters, Thermostat, Vaulted Ceiling(s), Window Treatments Appliances Included: Dryer, Microwave, Range, Refrigerator, Washer	Flooring Covering: Terrazzo, Tile Security Features: Smoke Detector(s) SqFt Heated Source: Public Records Water: Public
---	--

Exterior Information

Exterior Construction: Block, Stucco Roof: Shingle Pool: Gunite/Concrete, In Ground, Screen Enclosure Exterior Features: Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Shower, Private Entrance, Rain Gutters, Sidewalk	Description: Garage Dimensions: 20x24 Pool Dimensions: 10x19
---	---

Community Information

HOA / Comm Assn: No Housing for Older Persons: False Elementary School: Englewood Elementary	HOA Fee: # of Pets: Middle Or Junior School: L.A. Ainger Middle	HOA Pmt Sched.: Pet Size Limit: High School: Lemon Bay High	Mo Maint\$(add HOA):
---	--	--	-----------------------------

Realtor Information



**For more information on this or any other properties
 please contact:**

Carla Stiver, PA
RE/MAX ALLIANCE GROUP
Agent: 941-270-1460
Office: 941-473-8484
Team@stiverfirst.com

