



\$ 45,000



101 Paseo Ct, Rotonda West, FL 33947

- » MLS #: D6135226
- » Land | Lot: 16,988 ft²
- » More Info: 101PaseoCt.IsForSale.com



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Remarks

BEAUTIFUL OVERSIZED HOMESITE! Looking for the perfect spot to build your dream home? Look no further! Over 16,800 sq ft lot on a quiet cul-de-sac. Here's why it's a must-see: NOT IN SCRUB JAY AREA: Per the Charlotte County Scrub Jay map overlay, this lot is clear, giving you even more freedom in your building plans. PUBLIC WATER, SEWER, AND ELECTRIC AVAILABLE: Enjoy the convenience of having all essential utilities ready for hookup, making the building process a breeze. 99% X-FLOOD ZONE LOT: Save big on insurance with this prime location! Only a small portion by the road falls into the AE zone, potentially offering huge discounts on flood insurance rates. HIGH ELEVATION: With its elevated position, this lot provides excellent protection against flooding, giving you added peace of mind. Seller even has a current survey. IDEAL FOR A LARGE HOME WITH A POOL: Take advantage of the spaciousness of this cul-de-sac lot to build your own private oasis, complete with a luxurious pool and outdoor living area. PRIME LOCATION: Nestled on the Cape Haze Peninsula between exclusive Boca Grande and Siesta Key, this area offers endless opportunities for outdoor adventures. Just 10 miles from the stunning beaches of Manasota Key, you'll have access to waterfront dining, entertainment, shops.

