



\$ 449,900



186 Mariner Ln, Rotonda West, FL 33947

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6143361
- » Single Family | 1,835 ft<sup>2</sup> | Lot: 9,999 ft<sup>2</sup>
- » More Info: [186MarinerLn.IsForSale.com](http://186MarinerLn.IsForSale.com)



**Marcia Cullinan**

941.662.5878

[marciacullinan@michaelsaunders.com](mailto:marciacullinan@michaelsaunders.com)

<http://marciacullinan.michaelsaunders.com>

**Michael Saunders & Company**

LICENSED REAL ESTATE BROKER

Sales Office

684 S. Indiana Ave  
Englewood, FL 34223  
(941) 473-7750



#### Remarks

Welcome to your dream coastal retreat! This charming 3-bedroom, 2-bathroom home offers the perfect blend of comfort and style. With 1,835 square feet of living space, this residence is designed for both relaxation and entertainment. The open floor plan seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. Step outside to your waterfront oasis, featuring a screened heated pool and covered lanai, perfect for year-round enjoyment. The home is complemented by luxury vinyl plank flooring, updated kitchen and baths, stone counters throughout, and hurricane shutters providing peace of mind during stormy weather. The roof is only 3 years old, HVAC, electric pool heater and sprinkler pump are 1 yr old, appliances only 2 years old. Public water, public sewer, water for irrigation from the canal, and no need for flood insurance. You will love the location, surrounded by golf courses and just 20 minutes to the beaches. Whether you're hosting a poolside gathering or enjoying a quiet evening indoors, this home is your perfect coastal escape. Don't miss the opportunity to make this beachy paradise your own!

