



**D6104846 11000 PLACIDA RD, #2104, PLACIDA, FL 33946**



**County:** Charlotte  
**Property Style:** Condominium  
**Subdiv:** PLACIDA HARBOUR PH 04 BLDG 21  
**Beds:** 4, **Baths:** 3/0  
**Pool:** Community  
**Garage:** Yes **Attch:** Yes **Spcls:** 4  
**Home Warranty Y/N:** No  
**New Construction:** No  
**Total Annual Fees:** 20,117.00  
**Average Monthly Fees:** 1,675.67

**Status:** Active  
**List Price:** \$845,000  
**LP/SqFt:** \$294.53  
**Year Built:** 1991  
**ADOM:** 35 **CDOM:** 35  
**Heated Area:** 2,869 SqFt / 267 SqM  
**Total Area:** 2,869 SqFt / 267 SqM  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Lot Features:** In County  
**Flood Zone Code:** 13AE

Finally, expansive, southern waterfront views can be yours from a condo substantial and elegant enough to call home. For the hobbyist of the home, Unit 2104's garage space can house 4-6 vehicles (that's correct), an air-conditioned workshop conveys and dual-zone AC units are new as of November 2018. For the discerning designer, Plantation shutters grace the impact-rated windows throughout. Granite counters and real wood cabinetry in the kitchen and all baths make for a consistently soft and neutral palette, and 2018 kitchen appliances and 2019 carpet make it ready for your move. Enjoy the tankless water heaters, built-ins with wine fridge and twin Murphy beds. This home is the jewel of Placida Harbour Club, a gated, guarded community nestled between Sarasota and Fort Myers, where one has it all: Marina with deep dockage right off the Intracoastal, 10-minute private hourly ferry to the Placida Beach Club on the Gulf of Mexico, 3 heated pools, tennis, 3 clubhouses, library & fitness room, banquet/reception rooms, sauna, spa, planned activities and more. Enjoy walks along the ICW, yoga, a game of bridge, water aerobics, attend a cocktail party or just watch the boats and manatee from your oversized lanai (with electric hurricane shutters!). Call for your private showing today.

#### Land, Site, and Tax Information

**Legal Desc:** PHR 004 0021 2104 PLACIDA HARBOUR PH 4 BLDG 21 UN 2104 1148/1251 1278/1828 1331/669

**SE/TP/RG:** 02-42-20

**Subdivision #:** PHC

**Tax ID:** 422002776050

**Taxes:** \$8,896

**Homestead:** No

**CDD:** No

**Zoning:** RMF-T

**Future Land Use:**

**Zoning Comp:** Yes

**Tax Year:** 2018

**Annual CDD Fee:**

**Block/Parcel:**

**Book/Page:** 2c02s

**Front Exposure:** Northwest

**Lot #:** 2104

**Other Exemptions:** No

**Mill Rate:** 17.2900

**Ownership:** Condominium

**SW Subd Condo#:**

**Complex/Comm Name:**

**SW Subd Name:** Placida Harbour

**Flood Zone Date:**

**Floor #:** 2

**Census Block:**

**Total Units:**

**Lot Size Acres:** 1.37

**Waterfront Ft:** 200

**Water Name:** PLACIDA HARBOR

**Water Extras:** Yes-Bridges - No Fixed Bridges, Dock - Slip 1st Come, Fishing Pier, Sailboat Water, Seawall - Concrete, Seawall - Other

**Water View:** Yes-BayFull, Bay/Harbor - Partial, Canal, Intracoastal

**Waterway, Pond**

#### Interior Information

**A/C:** Central Air, Humidity Control

**Heat/Fuel:** Central, Electric

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Fire

Hydrant, Street Lights

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** Yes-Wood Burning

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

Room Type	Level	Dimen	Flooring	Features
Bedroom 2	First	12x13		
Bedroom 3	First	16x14		
Dining Room	First	19x13		
Kitchen	First	12x13		Breakfast Bar
Living Room	First	22x9		
Loft	Second	10x13		
Master Bedroom	First	13x18		

**Appliances Incl:** Bar Fridge, Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

**Flooring Covering:** Carpet, Ceramic Tile

**Interior Feat:** Built in Features, Cathedral Ceiling(s), Eating Space In Kitchen, Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments

#### Exterior Information

**Ext Construction:** Block, Stucco, Wood Frame

**Roof:** Metal

**Foundation:** Slab, Stilt/On Piling

**Property Description:** End Unit

**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sauna, Sliding Doors, Storage, Tennis Court(s)

**Pool:** Community

**Pool Features:** Gunite/Concrete, Heated, In Ground

**View:** Water

**Garage Dim:** , **Attached Garage Y/N:** Yes

**Property Attached:**

**Architectural Style:** Florida, Key West

**Pool Dimensions:**

**Spa:** Yes-Heated

**Vegetation:** Mature Landscaping, Trees/Landscaped

#### Community Information

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fishing, Fitness Center, Gated Community, Golf Carts OK, Pool, Special Community Restrictions, Tennis Courts, Water Access, Waterfront

**Fee Includes:** Cable TV, Common Area Taxes, Community Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Pest Control, Pool Maintenance, Private Road, Recreational Facilities, Security

**Building Elevator Y/N:** Yes

**HOA / Comm Assn:** Yes  
**Condo Fee:** \$3,125 / Quarterly  
**Pet Size:** Small (16-35 Lbs.)  
**Max Pet Wt:** 30  
**Elementary School:** Vineland Elementary  
**Association Approval Required:** No  
**Lease Restrictions:** Yes  
**Additional Lease Restrictions:** No pets  
**Association/Manager Name:**Tim Freeman  
**Association Email:**tim@myflmanager.com

**HOA Fee:** \$1,052

**HOA Pmt Sched:** Quarterly  
**Other Fee:** \$3,409 / Annual  
**# of Pets:** 1

**Pet Restrictions:** Tenants no pets

**Middle School:** L.A. Ainger Middle

**Years of Ownership Prior to Leasing Required:** No

**Mo Maint\$(add HOA):** \$0  
**Housing for Older Per:** No

**High School:** Lemon Bay High

**Association/Manager Contact Phone:**  
**Association URL:**