



\$ 2,600,000



342 Green Dolphin Dr, Placida, FL 33946

- » Beds: 3 | Baths: 3 Full
- » MLS #: D6134109
- » Single Family | 3,502 ft<sup>2</sup> | Lot: 76,666 ft<sup>2</sup> (1.76 acres)
- » More Info: [342GreenDolphinDr.IsForSale.com](http://342GreenDolphinDr.IsForSale.com)



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Remarks

Incredibly rare gated compound in the historic Vanderbilt developed neighborhood of Cape Haze. Beautiful Mediterranean style home is across the street from the Intracoastal Waterway with sensational partial views and a brand new standing seam metal roof. The spectacular property grounds include about 1.76 acres, an expansive circular driveway, oversized three-bay garage, a private manicured lagoon with fountains, a gazebo/picnic area, 2,000 square foot screened lanai with an elevated pool and eight person spa that affords views of the water, all surrounded by 1,500 feet of privacy wall. The grand interior features about 3,500 sq.ft., three bedrooms and bathrooms, private office/den, 22 foot ceilings, and a completely renovated kitchen with custom cabinetry. The acreage and zoning allows for a second home to be built or a portion to be subdivided. Much of Hurricane Ian repairs have been completed but there is some drywall, flooring, paint and trim work needed. Its a great situation for someone wanting to have a like-new home with their own custom design style and not have to wait more than two years for a new construction. The elegant neighborhood showcases tree-lined streets with towering hbanvans and large-acreage properties. A short walk to the Association kavak launch or

