



\$ 159,400



22 Sportsman Pl, Rotonda West, FL 33947

- » MLS #: C7512392
- » Land | Lot: 18,295 ft<sup>2</sup>
- » More Info: [22SportsmanPl.IsForSale.com](http://22SportsmanPl.IsForSale.com)



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Remarks

2 SPACIOUS LOTS WITH FUTURE WATER & PARK VIEWS IN THE VERY DESIRABLE DEED RESTRICTED ROTONDA WEST BROADMOOR GOLFING COMMUNITY! An exceptional opportunity awaits in the highly desirable Rotonda Broadmoor neighborhood. These two side-by-side residential lots, totaling nearly half an acre with approximately 127 feet of combined frontage, offer the ideal setting for your Florida dream home. With plenty of space for a generous floor plan, a pool, or just room to enjoy the outdoors, these lots back to a beautiful community park and greenbelt, guaranteeing no future development directly behind you. Once cleared, the lots will open up to serene views of both the park and the water beyond-adding a picturesque backdrop to your home and outdoor living spaces. Rotonda Broadmoor is a scenic, deed-restricted golfing community centered around the 18-hole Pinemoor East course, with four additional Rotonda courses nearby, offering a total of 99 holes for golf enthusiasts. The neighborhood also features walking and biking paths, open green spaces, and a welcoming atmosphere ideal for an active Florida lifestyle. Located just 15 minutes from the white-sand beaches of Boca Grande and Englewood, you'll also be close to charming waterfront dining.

