



\$ 2,950,000



## 380 Tarpon Ave, Boca Grande, FL 33921

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6144694
- » Single Family | 1,609 ft<sup>2</sup> | Lot: 4,792 ft<sup>2</sup>
- » More Info: [380TarponAve.lsForSale.com](http://380TarponAve.lsForSale.com)



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### Remarks

Charming 3BR/2BA Historic Cottage on Tarpon Avenue - Heart of Boca Grande Village. Nestled along idyllic Tarpon Avenue, this historic 1910 home has been thoughtfully reconfigured to maximize its 1,609 sq. ft. of inviting Florida living space within a total footprint of 1,850 sq. ft. Spacious and welcoming, it can comfortably accommodate family and friends and is ideal for generating income with consistent rental demand. An enclosed sunroom with impact windows and western exposure welcomes you inside, where professionally refinished pine floors flow throughout. The remodeled kitchen features white wooden cabinetry, quartz countertops, a subway tile backsplash, and new KitchenAid refrigerator and dishwasher-all opening to an airy, inviting living and dining area that provides an easy, coastal flow. The updated main bathroom features a double vanity with quartz countertops and a tub/shower combination with glass doors, blending modern convenience with classic cottage style. Impact glass French doors from two bedrooms lead out to a spacious backyard shaded by an established mango tree that bears delicious fruit in season. Outdoor living is functional and inviting, featuring a stone-paver patio for entertaining, relaxing, or grilling. The newly fenced backyard has plenty