



\$ 3,750,000



4190 Loomis Ave, Boca Grande, FL 33921

- » Beds: 4 | Baths: 3 Full, 1 Half
- » MLS #: D6127762
- » Single Family | 4,608 ft² | Lot: 58,806 ft² (1.35 acres)
- » More Info: 4190LoomisAve.lsForSale.com



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Remarks

This custom home is warm and inviting with Douglas Fir vaulted ceilings and a great room concept. There is ample space for large gatherings inside with custom cherry cabinetry, Viking and Sub-Zero appliances, and a wet bar that can seat eight people dividing the kitchen from the great room. The two main floors have 10 ft. wide fully screened wrap around decks accessible through the many double French doors leading out. Truly a place to spend stress free time looking across the nature preserve that borders the property at nature's ever-changing display of the sunrises or sunsets. There are four bedrooms and three full bathrooms as well as an office with an additional half bathroom and closet located on the first floor which also opens to the first-floor deck. All three floors of the home are accessible by a three-stop elevator. The entire living area of the home including the four-car garage and workshop located on the ground floor is protected by a water sprinkler fire suppression system. The metal roof was replaced in July 2021 and has a transferrable warranty, new carpet, 2 new air conditioners and new screen in porches. The 1.35 acre of land is zoned agriculture.

