



\$ 3,250,000



345 Green Dolphin Dr, Placida, FL 33946

- » Beds: 3 | Baths: 3 Full, 1 Half
- » MLS #: D6143762
- » Single Family | 2,089 ft<sup>2</sup> | Lot: 27,007 ft<sup>2</sup> (0.62 acres)
- » More Info: [345GreenDolphinDr.IsForSale.com](http://345GreenDolphinDr.IsForSale.com)



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#### Remarks

Built in 2020, this superbly crafted, luxury waterfront residence is perfectly positioned on 126 feet of prime Intracoastal Waterway frontage. Set on about .6 acres of impeccably landscaped grounds in the quiet Vanderbilt developed neighborhood of Cape Haze, with streets lined with towering banyan trees, the property enjoys a secluded old Florida setting. The residence offers the best of both worlds, with large vessel dockage at your back door and absolutely spectacular bay views, stretching to the Boca Grande bridge, Little Gasparilla Island and beyond. The nearly new home was built by an elite local builder, Jeb Bergeron Custom Homes. Designed and constructed to the highest coastal construction standards, with concrete tapered pilings, poured concrete beams, concrete block, thoroughly elevated, high-impact resistant windows and sliders, metal roofing, and a whole house generator provides lasting quality and more peace of mind. Inside the 4,241 total square foot home there's 3 bedrooms and 3.5 baths, each with a private en-suite, a grand open and elegant layout with light filled spaces, tall 11-foot+ vaulted beamed ceilings, that fully opens up and savors the mesmerizing nautical views. The chef's kitchen combines luxury and function with custom cabinetry, stone counter tops, a Wolf

