

7108 TROUT LANE, ENGLEWOOD, Florida 34223 and 7034 Dolphin Drive

Listing

Scott Polisar, Broker, 941-882-5494 Ext 701

T3497164 7108 TROUT LN, ENGLEWOOD, FL 34223



County: Charlotte

Status: Active

List Price: \$450,000

Special Sale: None

Total Acreage: 10 to less than 20

Price Per Acre: \$45,000.00

For Lease: No

Flood Zone Code: AE

Owner financing possible. Call Scott for information.

This property cannot be duplicated. Updated information is available! Trout Lane is the most unique property you will find in the area! It's your exclusive oasis in the Sun! Located between Tom Adams Bridge and Beach Rd Bridge, the property is a platted Mangrove patch within the mitigation bank boundary (call for explanation), and it is zoned for 1 house per 10 acres. 7034 Dolphin Drive is included in the list price. The Trout and Dolphin parcels are being sold together and are 11 acres combined. The Dolphin Drive Lot is an amazing location for your boat slips. See the pictures for the suggested location. For the Lot investor or infrastructure developer, once entitlements are in place (permits, plans, etc.), you can potentially sell for a huge 100% profit range. This is the ultimate vacation or primary home hot spot. Reach out for construction and area information details.

Land, Site, and Tax Information

Legal Desc: HLS 000 0000 0064 HOLIDAY ISLES LOTS 64 THRU 98 & LESS PART OF LTS 98 & 99 TAKEN FOR ROW 98/577 557/801

DC2671/257-MCS OR2750/1597 2922/1648

SE/TP/RG: 12-41S-19E

Zoning: MES

Block/Parcel:

Future Land Use:

Front Footage: 527

Zoning Comp:

Front Exposure: Southwest

Tax Year: 2023

Lot #: 64

Annual CDD Fee:

Other Exemptions:

Taxes: \$6

Homestead:

CDD:

AG Exemption YN:

Add Parcel: Yes

of Parcels: 2

Additional Tax IDs: 411912227002

7034 Dolphin Drive

Ownership: Fee Simple

Complex/Comm Name:

Development:

Book/Page:

Land Lease Fee:

Subdiv/Condo:

Lot Dimensions: 435600x1

Lot Size Acres: 10.00

Lot Size: 435,600 SqFt / 40,469 SqM

Water Frontage: Yes-Bay/Harbor

Water Frontage Lengths (in feet):

Bay / Harbor: 725

Water Access: Yes-Bay/Harbor, Gulf/Ocean, Intracoastal Waterway **Water Name:** LEMON BAY

Water View: Yes-BayFull, Intracoastal Waterway

Water Extras: No

Utilities: Electrical Nearby, Sewer Nearby, Water Nearby

Water: None

Sewer: None

Horse Amenities:

Road Surface Type: Other

Community Information

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Master Assn/Name: No

Master Assn Fee:

Master Assn Ph:

Elementary School:

Middle School: [L.A. Ainger Middle](#)

High School: [Lemon Bay High](#)

Driving Directions: Beach Road between Tom Adams Bridge and Beach Road Bridge on Sandpiper Key

Realtor Remarks: Call Scott 941-882-5494 (listing agent) for an explanation of this property. Lot dimensions can be viewed on the available survey. 90 day due diligence period. Listing agent can provide contact information for the oversight agencies for permitting. House can be 43' height per county ordinance. 10% foot print. Showing as 10 acres due to combining Dolphin and Trout parcels. Actual is 11.07 but use 1.07 acres to increase the 7078 Tarpon Ave parcel acreage which is also for sale

Photos



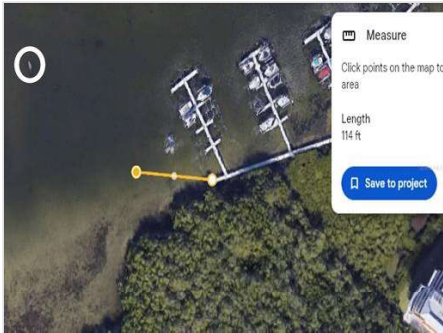
Not official boundary - approx for reference



One of a kind location



Picture from Boat



Distance from neighboring slips



Channel Marker Circled



Channel Marker



Suggested Boat Slips Location



Trimmed Mangroves Adjacent Property



Beach Rd Bridge to Englewood Beach



Rendition - Luxury 3rd Floor View



8 Restaurants/Bars within 1 mile



From Manasota Key Beach



Stump Pass Peterson's Cut



Kayak to Stump Pass



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