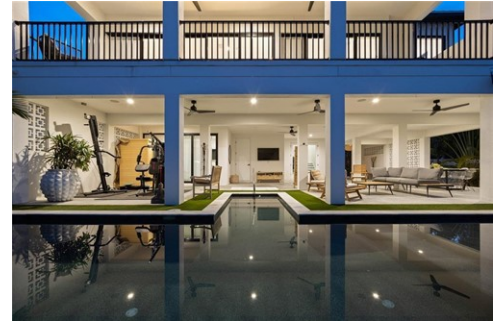




\$ 2,250,000



130 Burns Rd, Terra Ceia, FL 34250

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: A4638931
- » Single Family | 2,947 ft<sup>2</sup> | Lot: 12,197 ft<sup>2</sup>
- » More Info: [130BurnsRdTerraCeia.IsForSale.com](http://130BurnsRdTerraCeia.IsForSale.com)



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#### Remarks

Welcome home to idyllic Terra Ceia Island! Remaining high and dry without damage from any 2024 storms, this contemporary masterpiece brings modern luxuries to this beloved, Old Florida neighborhood. Constructed to the highest standard, this three-story, pool home seamlessly blends indoor and outdoor living spaces with impact windows throughout, pocketing impact-sliding doors and over 2,500 square feet of courtyard/lanai space! The custom front gate leads you to an expansive, covered lanai overlooking the private pool and Xeriscaped backyard. An environmentally safe insect repellent system means you'll have maximum comfort in all the outdoor living spaces. A boater's paradise with 85 feet of canal frontage and a 70-foot dock with 10,000lb boat lift in addition to water and electrical connections. There is also a second set of moorings that can be finished to fit the buyer's watercraft needs! The first floor boasts office space with a mini-split A/C unit and a half bath that is also accessible to the pool. This spacious home has an open floor-plan to entertain guests, tile flooring throughout for low maintenance and offers endless canal and bay views. The second-floor features: two large secondary bedrooms each with their own walk-in closet and connected with a Jack-and-Jill bath.

