

FOR SALE

925 Stoner Rd. 34223 Englewood Fl.

Turn-Key house

Check our website> www.925-Stoner-Rd-Englewood-fl.com

Owners: Jos & Yvonne Bakker 941-786-2550 / josbakker1970@icloud.com

Distances:

- To Manasota Key beach 8 min
- To Walmart 8 min
- To Home Depot 10 min
- To Venice Airport (KVNC) 16 min
- To downtown Venice 18 min
- To nearest public boat ramp 9 min

Property facts

- Private, lots of privacy, very quiet
- 4.7 acre / 204,732 Sq.Ft.
- Dead end street! Private road.
- Fully fenced all around
- Hurricane proof!
- Fully landscaped with 300+ royal palms, pygmee palms, foxtail palms, pineapple palms, shrubs, fountains, lampposts etc
- 3 running concrete fountains
- 3 driveways, lighted
- Extremely well maintained property
- NOT in floodzone
- Zoning OUE-1 (open use estate)
- NEW roof, replaced nov 2023

COUNTY permit for extra buildings

- See PARCEL ID: 0480-09-0002 on county website
- Current lot size; 204,732 sq.ft. Allowed:
- SETBACKS: front 50 / side 50 / rear 50ft
- max building coverage 20% = 40,946 sq ft (current buildings ±10.000 sq ft)
- HEIGHT: max 20ft
- So can add extra 30.000 sq ft of buildings!!

Inspections

- wind mitigation and 4-point inspection just done in 2022 (see attached)
- Termite inspection 2022 by Truly Nolan

Jacuzzi

- brand: HotSpring Vista HotTub SPA SS4F1123
- Completely renewed & overhauled in 2021: new nozzles, vinyl cover, massage jets, Moto jet, circulation pump, heater, levers, ozone injector, filters, etc etc
- Gazebo over it, with new fabric 2021
- 500 Gln capacity
- 230 Volt / 50 Amp
- Good as new condition and well maintained

Carport

- for Class A RV or big boat
- 40ft long x 20ft wide and 12ft high
- Year 2019
- metal 12 gauge framing
- metal roof
- Gutters and downpipes
- Anchored in ground with concrete
- has 3 bright shop lights to work at night
- Has 110V, water, and air supply

Detached Garage

- 3000 sq ft / 30' x 100'
- New built in 2015
- Wooden soffits
- Decorative lighting all around walls and soffit.
- 10 x automatic Wayne Dalton industrial doors remote controlled
- 1/3 is under air, brand RUUD
- 110V and 220V outlets
- Water supply (well)
- Air supply all around
- Sinks and drain
- 6 x Skylights for extra bright daylight
- ADT alarm system (separate from house)
- Separate 200Amp FPL electric connection/account
- Attic with flooring for huge extra storage

Attached garage

- 850 sq ft / 47 x 18 ft
- under air! brand and size, see below
- washing machine & dryer hook-ups
- automatic MyQ liftmaster garage doors on either side
- Water & electric
- C-VAC connection

Parking

- on property for 30+ cars/ RV's / boats / trailers / other toys etc etc

Office

- Width= 23ft / Long= 45 ft / Height = 10 ft
- 1000 sq ft
- 4 x skylights
- 3 ceiling fans
- C-VAC connection
- hardwood flooring
- 70+ outlets 110Volt
- 8 x bright shop lights, length 8ft each
- 2 x glass sliding doors
- 2 x entry door front / back to outside with keypad
- 1 x entry door to West Garage
- Under Air with separate AC unit
- AC Daiken 3 ton 2022 installed

Pasture

- at back of property (south)
- Pasture for horses, pony's, goats, cows etc
- Covered side for feeders or equipment
- swing open gate
- Electric outlets 110V
- irrigation
- Water faucets
- size 70 x 30 = 2100 sq ft

Barn

- size 300 sq ft / 24' x 16'
- can be used as: office / workshop / hobby room / work-out room
- Insulated
- 8 windows that can be opened
- Drywall inside
- AC window unit ready
- electric outlets 110V and 220V
- has dedicated electric sub panel
- Unfinished walls and floor

Utilities > Electric, Water, Internet, Sewer

- RV hook ups 30 Amp and 1 x 50 Amp on West Side
- RV hook up 50 Amp on East Side
- WiFi coverage all over 5 acre property (UTP wired Eero6 routers 12x)
- Fiber optic internet 350Mbps Frontier
- Excellent cell phone reception
- Whole house RO-system installed 2020
- Septic tank, cleaned in 2018
- Well water system
- separate pump for irrigation
- 2 x 200 Amp main breaker box for house / 1 x 200 Amp main box for detached garage
- 6 subpanel breaker boxes
- All outside pool & RO-system equipment covered and protected for Sun and rain
- Water and electric all over 5 acre property along fence, and in middle
- 2 industrial size electric water heaters for each side of house, (heating elements replaced 2020) brand Rheem Marathon 80GIn with 2 heating elements each
- Electrical generator wiring set up for most essential equipment/appliances in house
- Surge protectors installed in every main breaker box panel and subpanels
- Whole property lighted with lampposts on photocell activated
- All waterlines in the house are PEX pipes
- All EcoBee AC thermostats 5x (app, homekit, alexa)

Irrigation System

- Irrigation system ± 400 nozzles
- waters ALL palmtrees
- 80 zones
- WiFi controlled Rainbird ESP-Me > 8 units via rainbird app

Drainage System

- Drainage system with pumps
- 4 pits
- lower area at back property in case of heavy rainfall

Pool

- Hotel size / oversized / 35 ft long / 20 ft wide
- Lanai 1500 sq ft
- salt water system
- In ground concrete
- from 4 ft to 7 ft deep
- Fountain / waterfall
- massage jets at lower end (individually operated)
- 2 x concrete dolphins with water spouts
- Fully screened (all screening renewed 2021)
- pool = 30.000 Gln
- Hayward pump, year 2018 / Super 2 / NSF-50 / 2HP / self-priming
- Hayward return valve system,
- Hayward SP1070 skimmer
- Hayward Swimclear card-ridge filter
- Automatic chlorinator Pentair IC40 (new 2022)

Pool Deck

- Separate from pool area
- Oversized pool deck 1140 sq ft
- screened, enclosed
- 5 ceiling fans
- 110V electric outlets every 6 ft all around
- 6 water faucets
- 220V outlets
- C-VAC connections
- Sewer drains for outside shower (optional)
- Entry to shower / bathroom/ toilet

Entrance / Fencing

- Chainlink industrial grade fencing all around property 7ft high (on property line)
- 3 automatic entrance swing-open gates (liftmaster LM-400) remote controlled with app and/or clickers
- Cedar wood front fence ± 300ft
- lighted fence 110V
- 3 driveways

Living Room:

- (Working) fire place, with all stone front
- Chimney
- Pool & garden view
- Cathedral ceilings
- Vintage terracotta tiles
- C-VAC connections

Kitchen

- Year 2018/2019
- Miele fully automatic coffee machine
- Miele microwave
- BOSCH cup/mug warmer / pizza warmer
- LG oven
- WHIRLPOOL fridge/freezer with icemaker
- Wine cooler
- 2 x spice rack drawers
- Large pharmacy pull out drawer
- Fisher & Paykel double drawer dishwasher
- Kitchenaid glass range 5 pit
- Granite sink
- Granite countertops
- European style brand faucet
- Downdraft cooker hood
- Soap dispenser
- Skylight
- Hot water dispenser
- Large kitchen island
- All drawers Latitude brand
- Kitchen design drawings available
- Le Mans corner cabinet
- Plenty 110V outlets
- Pull-up top cabinets aluminum

Spare / Lounge room

- Potential gaming room / TV-room / hobby room / man-cave
- Can be converted in bedroom
- Garden view
- Skylight
- C-VAC connection
- size 14 x 22 = 308 sq ft

Lounge room

- Lounge room with wide garden view
- Skylights
- C-VAC connection
- 3 wide french sliding doors
- High ceiling
- size 38 x 24 = 912 sq ft

Laundry Room

- Large oversized laundry room with sink and cabinets and hook ups for dryer and washing machine
- ceiling fan
- Extra fridge/freezer (can be taken over)
- 2 windows with Plantation Shutters
- water heater RHEEM 80Gln
- Classic mexican style tiles
- size ± 24 x 20 ft = 480 sq ft

3rd Bedroom (Guest Room)

- 25 x 22 = 550 sq ft (incl bathroom + walk-in closet)
- full bathroom
- extra wide & open garden view
- Plantation Shutters

Pool Bedroom

- 2 ceiling fans
- nostalgic wooden ceiling
- Cathedral ceilings
- open Walk-In closet
- Garden view and Pool view
- Pool deck access
- Plantation Shutters
- Full bath with urinoir, shower, toilet, vanity (granite countertop)
- size 35 x 25 ft = 875 sq ft (incl bathroom + walk-in closet)

Master Bedroom

- Size 20 x 30ft = 600 sq ft (incl bathroom + walk-in closet)
- Plantation Shutters
- Cathedral ceiling
- Walk-In closet
- pocket doors
- Pool View and garden view
- Full bath with urinoir, shower, toilet, double vanity (granite countertop)

Front Porch

- Screened, enclosed
- Ideal for drinking morning coffee and enjoy wildlife
- 2 x fans, oscillating
- Electric

Side Porch East

- Concrete ledge with decorative columns
- Concrete floor

Miscellaneous

- House: gross area 8.367 sq ft / living area 6.606 sq ft
- 3 oversized bedrooms with full bathrooms
- 1 spare bedroom
- All AC units are easy accessible for maintenance
- Another extra room(s) can be converted into extra 2 large bedrooms or large TV/ beamer room
- 2 half baths
- House Attic & detached main garage are with flooring, can be used for huge extra storage (has shop-lights)
- Low risk (0.2% chance) flood zoning
- low insurance> see <https://ags3.scgov.net/SarcoFlood/?find=0480090002>
- Remodeled entire house 2018/2019
- ADT alarm system for house and detached garage (controlled via ADT app)
- Central Vac system throughout house and office and attached garage (brand; CanaVac XLS) incl 1 extra long hose
- All doorlocks Schlage with 4-digit code
- Plantation Shutters in all bedrooms

Visitors on property

- Crane birds / Gopher turtles / Badgers / Whistle ducks / Squirrels / Wild turkeys / Racoons / Woodpeckers small & big / Bobcats / Alligators (outside gate) / Armadillos / Owls / Eagles / Cardinal birds / Many other species of birds

AC Units

- Main Living Room > RHEEM RA1460AJINA, year 06/2018
- Additional rooms > RHEEM RA1460AJINA, year 09/2017
- Attached Garage > RHEEM 14AJM30A01, year 03/2010
- Master bedroom > split unit, FUJITSU AOU12RLFW, year unknown
- Detached garage > RHEEM RA1460AJINA, year 07/2019
- Office > CARRIER 24ABC636A310, year 02/2022

To be taken over (negotiable)

- Lawnmower Kubota Grasshopper 928D2
- Screw air compressor (CP QRS 5.0)
- Air lines detached garage
- Outdoor kitchen (hotwater dispenser, dishwasher, stainless steel large sink, stainless steel drawers & cabinets, wood countertop 1" thick)
- Stump grinder (PowerKing Kohler Command Pro 14Hp/429cc)
- Chainsaws 3x
- HomeKit (apple) camera's 14x
- EERO-6 routers 12x
- Dolphin S300 pool cleaning robot
- Fridge Garage with freezer (GE GTS16DTHMRBB year 2020)
- Fridge Laundry room (double door GE)
- Fridge / wine-cooler Office
- ALL furniture (couches, tables, cabinets, beds, rugs, couches, etc)
- walk-in closet complete set up 2x
- Detached Garage> metal storage racks
- ALL chandeliers 8x antique
- Concrete picnic table (east porch)
- 7000watt gas generator Troybilt XP
- Carport metal
- 2x concrete towers at pool
- Outside kitchen butcher-block countertop (on wheels)
- Outside range + microwave(on wheels)
- 2x small fountain concrete
- 1x small "lady" fountain on pooldeck
- Helicopter Robinson R22 BETA Tailnr N2378, Serial Nr 2066, year 1992. Powerflow STC exhaust, new cylinders, new MR blades TT 2250hrs, Part 61 ready. Life Limited parts all renewed. Airworthy.
- Helicopter landing dolly with 8 wheels for R22 and R44.

Roofing shingles

- detached garage = installed 2015
- main house = replaced Nov 2023
- addition to home = replaced Nov 2023
- Flat roofs = replaced Nov 2023
- ALL shingles in excellent condition
- Roof Inspection certification in 2022 which states roof still good for 6 more years, but renewed anyway in nov 2023
- Roof Main house plus addition plus flat roof attached garage replaced in 2023

Room/Building sizes

ALL are on 1st floor

1. Carport > 40 x 20ft / 12ft high / gravel base
2. Detached Garage > 25 x 120ft / concrete floor
3. Attached Garage > 47 x 18ft / 850 sq ft / concrete floor
4. Office > 23 x 45ft / 1000sq ft / laminate floor
5. Pasture > 70 x 30ft / 2100sq ft / grass
6. Barn > 24 x 16ft / 300sq ft / wood floor
7. Pool Deck > 1140sq ft / concrete floor
8. Additional room > 14 x 22ft / 308sq ft / laminate
9. Living room > 800sq ft / tile floor
10. Kitchen > 300sq ft / tile floor
11. Laundry room > 24 x 20 ft / 480 sq ft / tile floor
12. Lounge room > 38 x 24ft / 912sq ft / composite floor
13. 3rd bedroom > 25 x 22ft / 550sq ft / composite floor
14. Pool Bedroom > 35 x 25ft / 875sq ft / composite floor
15. Master Bedroom > 20 x 30ft / 600sq ft / composite floor
16. Master Bathroom >
17. 2nd Bathroom >
18. 3rd Bathroom >
19. ½ Bath #1 >
20. ½ Bath #2 >
21. Pool area >
22. Front Porch >
23. Walk-In closet >

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