



\$ 155,000



1301 Kingfisher Dr, Englewood, FL 34224

- » Beds: 2 | Baths: 2 Full
- » MLS #: D6143603
- » Mobile/Manufactured | 734 ft<sup>2</sup> | Lot: 7,405 ft<sup>2</sup>
- » More Info: [1301KingfisherDr.IsForSale.com](http://1301KingfisherDr.IsForSale.com)



**Marcy Davis**

941.685.5005

[marcydavis@michaelsaunders.com](mailto:marcydavis@michaelsaunders.com)

<http://MarcyDavis.michaelsaunders.com>

Sales Office  
420 E Railroad Ave  
Boca Grande, FL 33921  
(941) 473-7750



#### Remarks

Welcome to Manatee Cove (Holiday Mobile Estates) in beautiful Englewood, Florida! This active 55+ deed-restricted community is pet friendly, golf cart friendly, and best of all—you own the land with no lot fees! Membership to the clubhouse is optional, giving you flexibility to enjoy community activities as you wish. This charming 2-bedroom, 2-bath SALTWATER CANAL WATERFRONT home offers 880 sq. ft. of living space and is being sold fully furnished—ready for immediate occupancy. Also, nearby are a variety of GOLF COURSES to choose from. With its own private dock, this property is perfect for boating, kayaking, canoeing, or paddleboarding right from your backyard. The home features a single-wide layout with a bump-out and storage shed, plus a spacious lanai with windows and screens to enjoy year-round. Major updates include: new roof (2023), HVAC (2019), water heater (2022), newer plumbing, and updated electric. The stylish wide-plank vinyl flooring runs throughout, enhancing the open and airy feel. Inside, the bright and welcoming great room flows into a refreshed kitchen complete with newer cabinetry, sink, fixtures, disposal, two pantries, and 2022 dishwasher and microwave. The split bedroom design provides privacy, with the primary suite overlooking the dock and canal.

