

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

T3495032 7034 DOLPHIN DR, ENGLEWOOD, FL 34223



County: Charlotte
Property Style: Dock-Rackominium

Status: Active
List Price: \$50,000+ Construction

Proj Comp Date: 06/26/2024
Total Annual Assoc Fees:0.00
Average Monthly Fees:0.00

LP/SqFt:
Year Built:
ADOM: 7 CDOM: 7
Heated Area: SqFt / SqM
Total Area: 1 SqFt / SqM
Total Acreage: 2 to less than 5
Lot Features:
Flood Zone Code:AE

WE NEED ONE MORE MEMBER! Don't miss this! Boat Slip Cooperative (Co-op) to be formed. Looking for 6 or fewer members to form a Cooperative for Boat Slips on Lemon Bay between Tom Adams Bridge and Beach Rd Bridge (Englewood Beach area). The list price reflects your portion of the parcel cost. Additional costs required include permitting, boardwalk, slips, and a gated parking area. Your lift will be personal property that you can have installed as your needs require. TOTAL COSTS INCLUDING THE PURCHASE OF THE PARCEL will likely be in the range of \$115K for each member. If costs prove to be 15% higher, you can choose to cancel. Closing will be after all approvals are acknowledged by the governing departments. More details are available. Property should be able to self-mitigate for the limited impact of construction. Zoning does not allow for slip owners to rent the slips to tenants. Amazing location to enjoy your boat. No rent! No storing your boat at home! Who needs a Man-Cave or She-Shed when you have a boat on the Bay? Make sure to inquire about this unique bayfront property! Dock Dimensions to be determined. A backup list will be maintained. Make sure to look into this truly unusual opportunity.

Land, Site, and Tax Information

Legal Desc: HLS 000 0000 0050 HOLIDAY ISLES LOTS 50 THRU 62 LYING S/LY OF A LINE DRAWN FROM S LINE LT 46 TO NW/LY COR LOT 51 98/577 557/801 DC2671/257-MCS OR2750/1597 2922/1648

SE/TP/RG: 12-41-19
Subdivision #:

Zoning: MES
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:
Development:
Complex/Comm Name:
SW Subd Name: Harbor Isles
Flood Zone Date: 11/04/2016
Floor #:
Census Block:
Total Units:
Lot Size Acres: 2.70

Block/Parcel:
Book/Page:
Front Exposure: Northwest
Lot #: 51
Other Exemptions:
Subdiv/Condo:
Planned Unit Dev:
Census Tract: 303.01
Lot Size: 117,563 SqFt / 10,922 SqM

Taxes: \$2
Homestead: No
AG Exemption YN:
Ownership: Co-op
SW Subd Condo#:

CDD: No

Bldg Name/#:
Total # of Floors: 0
Land Lease Y/N: No
Lot Dimensions: 58806x2
Land Lease Fee:

Water Frontage: Yes-Bay/Harbor
Water Access: Yes-Bay/Harbor
Water View: Yes-BayFull

Waterfront Ft: 1,361
Water Name: LEMON BAY
Water Extras: Yes-Assigned Boat Slip

Interior Information

A/C: None
Heat/Fuel: None
Utilities: Other
Sewer: None
Water: See Remarks
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Measured

Appliances Incl: None
Flooring Covering: Other
Interior Feat: None
of Wells:
of Septics:

Exterior Information

Ext Construction: Other
Roof: Other
Foundation: Other
Property Description:
Ext Features: Other
Pool: None
View: Water
Road Surface Type: Other

Garage Dim: , Attached Garage Y/N:
Property Attached:
Architectural Style:

Pool Dimensions:
Vegetation:

Green Features

Green Verification

Verification Type: Certified Passive House
Body:
URL:

Status: In Process
Year: 2024
Version

Source: Owner
Metric:
Rating:

Community Information

Comm/Assoc Water Feat: Bay/Harbor Front, Boat Slip, Dock
HOA / Comm Assn: No
Monthly HOA Amount:
Master Assn/Name: No

HOA Fee:

HOA Pmt Sched:
Other Fee:
Master Assn Fee:

Mo Maint\$(add HOA):
Housing for Older Per: No
Master Assn Ph:

Dock Information

Dock Y/N Yes Dock Yr Blt Dock Dim 1x1 Dock Maint Fee