

**Introducing:
188 RICHMOND CT
MARCO ISLAND, FL 34145**



3 BEDROOM + DEN, 3 & 1/2 BATH HOME
SW Exposure on Sought After Tip-Waterfront Lot
2 Boat Lifts - One With Hard to Find Boathouse!
2,478 Square Feet Under Air
Centrally Located near Mackle Park & YMCA



Light and Bright Entrance Foyer leading into a wonderful entertaining area with views of the pool, screened-in lanai area, and wide-water canal boasting 162' of seawall.





You will enjoy the soaring ceilings with plenty of natural light where you can relax in the open floorplan with a spacious dining-living greatroom and electric fireplace!





The Living Space has it's own half bath for guests, canal views, and all of the sliding glass doors and larger windows have convenient electric, roll-down shutters.





The layout of the kitchen is private, oversized and it has incredible natural lighting. Timeless white cabinetry and appliances are key to complimenting the sunlight, making the room glow.





The Master Bedroom leads out to the pool and enjoys views of the wide waterway. Master Bath has a double vanity layout with a separate bath tub and shower area.





The Guest Bedroom has high ceilings, views of the canal and room to stretch with the below bath that can be hidden behind closed doors for quiet time. Want to read or watch TV in private? No problem with this layout.





The Beautifully decorated Second Story Bedroom suite is a perfect space with it's own bath and walk-in closet. Below, the Den has french doors and a pull-out couch so in case there is the need for a 4th Bedroom there is no problem!





The screened lanai area is expansive and faces the sunset every night with highly sought after Southwestern Exposure. There is plenty of room to add an outdoor kitchen or just easily entertain friends and family while watching dolphin & manatee in the canal.





As you can see this property is special because it has a Boathouse! There aren't many of these left in Marco Island and the lucky buyer will not only have it, but also a spare lift to facilitate multiple types of boats if desired.





The pool area is expansive and furnished with all you need to have friends and family over to enjoy a cookout or just relax and watch the sunset. The second lift is below and ready for your boat!

