



\$ 239,000



## 8089 Weyers Ct, Englewood, FL 34224

- » MLS #: D6144832
- » Land | Lot: 16,553 ft<sup>2</sup>
- » More Info: [8089WeyersCtEnglewoodFL.IsForSale.com](http://8089WeyersCtEnglewoodFL.IsForSale.com)



Pamela Baron

815.955.2392

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

<http://pamelabaron.michaelsaunders.com/>

Sales Office  
110 Nokomis Ave N  
Venice, FL 34285  
(941) 473-7750



### Remarks

Welcome to Hidden Waters, an exclusive private gated community of just 19 homesites, perfectly positioned near Englewood's pristine beaches, vibrant dining, shopping, and everything this charming coastal town has to offer. Tucked away on a quiet cul-de-sac, this nearly half-acre parcel offers exceptional space and flexibility, ideal for designing your dream home with a pool, outdoor living, and all the Florida lifestyle features you envision. City water and sewer add further convenience and value. This lot includes a 30'x5' wooden dock with a walkway that is 17'x4' for your boat already created for your convenience while building your home. Hidden Waters is a true waterfront sanctuary, featuring a private community dock where residents can enjoy fishing, kayaking, and boating with easy access to beautiful Oyster Creek, just two bridges to the Intracoastal Waterway. Nature lovers will appreciate the private entrance into Oyster Creek Regional Park, offering scenic hiking and biking trails and connecting bridges to Ann & Chuck Dever Park. This community's reasonable deed restrictions and low HOA fees make it even more appealing. Choose your own builder, with no required timeline to start construction. Minimum home size is 2,200 sq. ft. of living area with a two-car garage. This particular lot