



\$ 220,000



8101 Memory Ln Unit 122, Rotonda West, FL 33947

- » Beds: 2 | Baths: 2 Full
- » MLS #: D6146317
- » Condominium | 1,230 ft<sup>2</sup>
- » More Info: [8101MemoryLnUnit122.IsForSale.com](http://8101MemoryLnUnit122.IsForSale.com)



**Irene Slattery**  
 941.416.2360  
[ireneslattery@michaelsaunders.com](mailto:ireneslattery@michaelsaunders.com)  
<http://IreneSlattery.michaelsaunders.com>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER  
 Sales Office  
 684 S. Indiana Ave  
 Englewood, FL 34223  
 (941) 473-7750



Remarks

Begin making "memories" in this turnkey furnished, ground floor, end unit at the Fiddler's Green Tall Pines community on Memory Lane! Tall Pines, in Rotonda West, is in an X flood zone, built in 2006, comes with one covered parking spot, boasts a beautiful clubhouse, sparkling blue heated pool, and a tennis/pickleball court. This two-bedroom, two bath condo offers a closeted interior laundry, a primary bedroom with an en suite bathroom, large walk-in closet, and a sliding door to the screened lanai for bringing the outdoors in on a cool breezy day! The guest bedroom also has a walk-in closet. The eat in kitchen has plenty of cupboards and counter space, and a breakfast bar for enjoying your morning coffee! There is plenty of room for a large dining table just off the living room, which has a high ceiling, and is spacious enough for you, your family, and guests. The lovely end unit lanai measuring 22' x 7', provides private, open views on two sides, great for entertaining and watching the many varieties of wildlife nearby! This community is conveniently located near world-class fishing, boating, beaches, golfing, and indoor and outdoor dining. Nearby trails are just perfect for bird watching, especially migratory birds! This move-in ready condo can serve as your permanent residence, or a seasonal

