

Single Family Residence

RESIDENTIAL

118 BEAU RIVAGE DR

ROTONDA WEST, FL 33947

\$310,049

TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,538 ft²

LIVING AREA

0.17 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$310K

\$291K low

\$330K high

Last Sale

\$165,000 · Sep 24, 2013

Est. Owner Equity

\$0

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$2,430 (2025)
Assessed Value	\$199,103
Previous Assessed	\$193,492
Assessor Market Value	\$302,408

PROPERTY FACTS

Property Type	Single Family Residence
County	Charlotte
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 207 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2017	Financing	Intrafamily Transfer			\$357K
Nov 17, 2014	Financing	Intrafamily Transfer			\$287K
Sep 23, 2013	Resale	Warranty Deed	\$165,000	\$107	
Sep 8, 2005	Resale	Grant Deed	\$55,000	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
L. A. Ainger Middle School	Middle	6–8	2.7 mi
Myakka River Elementary School	Elementary	PK–5	2.9 mi
Lemon Bay High School	High	9–12	5.6 mi

District: Charlotte County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33947

87 CRIME INDEX	75 AIR POLLUTION	12,089 POPULATION	\$71K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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