

**17086 RIVER OTTER ROAD, Punta Gorda, FL, 33982**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1720 A/C & 2510.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 500

Water View: Lake, Pond

Year Built: 2024

MLS: A4571565

Listed By: CHRISTOPHER ALAN REALTY, LLC

****MOVE-IN READY!!** NEW CONSTRUCTION WITH WARRANTY!** The Captiva boasts a welcoming front porch and a large screened lanai, so you'll spend just as much time outside as inside. The spaciousness of the open kitchen and adjoining dining room and Great Room offers ample room for entertaining, a movie, and game nights. The kitchen features plenty of storage and counter space with a walk-in pantry and an island. The split floor plan delivers secluded bedrooms for privacy or the flexibility of a home office. The relaxing primary suite has two walk-in closets and a private bathroom with a tiled shower, linen closet, and dual-sink vanity. This

home boasts quartz counters in the kitchen & bathrooms, soft-close cabinets & drawers, epoxy garage floors, hurricane impact windows & doors, tile throughout main living areas, paver driveway & lanai, whole house gutter system, & so much more! Welcome home to Creekside Run, the newest gated enclave in Babcock Ranch, America's first solar-powered community. Residents will enjoy access to various amenities and conveniences within a charming small-town community that encourages outdoor activities and sustainable living. Spend your days basking in the sun at Creekside Run's private resident pool and playground, or enjoy miles of nature trails, events at Founder's Square, the pool & clubhouse at Lake Timber or Cypress Lodge, or kayaking on Lake Babcock, just to name a few. Renderings, pictures, & virtual tour are for display purposes only. Up to \$25k in special builder paid closing cost savings available when using preferred lender & title. Temporary Price Reduction - Was \$454,990, Now \$439,990 for Contracts Executed 5/14-5/16/2024!