

**18629 BRIGGS CIRCLE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2486 A/C & 3475.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 111 x 125

Prior Taxes: \$ 2,242

Water View:

Year Built: 1991

MLS: C7479352

Listed By: KW PEACE RIVER PARTNERS

BEAUTIFUL 4 Bedroom, 2 Bathroom, 2 Car Garage Pool home located on a CORNER LOT in Port Charlotte. CLICK ON THE VIRTUAL TOUR LINK 1 FOR THE VIDEO AND VIRTUAL LINK 2 FOR THE 3D TOUR. Featuring tile and vinyl

flooring throughout, crown molding, built-in shelving, vaulted ceiling, and MUCH MORE! A large living room with built-in shelving and a pocket glass slider to the pool is great for entertaining friends and family. The kitchen offers ALL white appliances, plenty of cabinets for storage, track lighting, aluminum backsplash, closet pantry, breakfast bar, and off-kitchen dining room. The large master bedroom has a glass slider to the pool, two walk-in closets, and an ensuite bathroom with a single sink vanity, soaking tub with 6 jets, tile walk-in shower, and storage shelving. The guest bedrooms are on a split floor plan offering plenty of privacy with a shared guest bathroom with a floor-to-ceiling tiled walk-in shower nearby. Step out to a private oasis on the large lanai where you can take a dip in the crystal clear waters of a custom pool or simply enjoy the beautiful Florida weather! 2023 ROOF, FASCIA & SOFFITT - 2023 RESURFACED POOL - DRIVEWAY STABILIZED W FOAM - PLENTY OF ATTIC STORAGE - 2019 A/C - 2019 HOT WATER TANKS - MINI SEWER SYSTEM. The backyard has lush mature landscaping and a koi pond overlooking the pool. Minutes to the Edgewater Public boat ramp, the William R Gains Recreation Park, and close to US-41 & Port Charlotte Beach Park. Port Charlotte Beach Park offers sand, sheltered waters, and spectacular sunsets year-round. Amenities include a boardwalk with a fishing pier, boat ramp, canoe/kayak launch, horseshoe pits, bocce courts, basketball courts, tennis courts, volleyball court, playground area, small shelters with picnic tables, two large pavilions, restrooms, heated swimming pool, and a recreation center. Also just a short car ride to the Gulf Beaches of Boca Grande, Englewood, or Manasota Key to name a few where you will find world-class fishing and white sand between your toes. Schedule your showing TODAY! Bedroom Closet Type: Walk-in Closet (Primary Bedroom).