

**1518 SUZI STREET, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1884 A/C & 2686.00 Total

Neighborhood: Punta Gorda Isles, PGI Golf Course, Punta Gorda

Prior Taxes: \$ 4,634

Water View: Pond

Year Built: 1995

MLS: C7480815

Listed By: FISHER REALTY SERVICES LLC

*** NEW TILE ROOF installed 2-10-24 with transferable warranty ***. This elegant home was featured as part of the 2022 Punta Gorda Home tour, which is run by Beyond Ourselves and benefits youths charities of Charlotte County. Home has designer touches throughout the interior of the home and a beautiful lanai and oversized deck that runs the full 55-foot width of the house including a pool and

hot tub and plenty of space for lounge chairs for those that want sun and the covered lanai for dining, drinks and relaxing with a large, mounted TV to keep track of the games. The home overlooks the 5th hole of the picturesque St Andrews South Golf course with a pond providing separation from the fairway and the action. The property covers .30 of an acre which allows for ample space between homes. The split floor plan is separated by a Great Room and dining area with soaring 13' vaulted ceilings. Updated flooring throughout with Porcelain tile in the bathrooms, kitchen and laundry rooms with high quality hardwood engineered flooring in the Great Room and dining area and luxury vinyl in the bedrooms. Updates to the kitchen include new semi-custom all wood cabinets with soft close doors and drawers, under cabinet lighting, granite countertops, island, stainless steel appliances and a reverse osmosis drinking system. Both bathrooms have newer cabinets with updated countertops. The Master bath has a tiled shower with bench and a niche, separate from the tub area. There are plantation shutters throughout and wood louvered closet doors to match. Home is storm protected with PGT Energy Star Vinyl Impact Windows and roll down hurricane shutters on the front door and lanai openings. All baseboards and case moldings have been updated. All ceiling fans are newer in the house and on the lanai. Home was re-plumbed in 2020, pavers in drive and walkway 2021, inside and outside repainted 2021 and pool decking resurfaced 2023, with an epoxy product and a 20-year warranty and the lanai was rescreened in August of 2023. A new 50 gallon water heater was just installed this month. This home has been meticulously maintained over its lifetime.