

**2407 SAINT DAVID ISLAND COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2750 A/C & 3807.00 Total

Neighborhood: Punta Gorda Isles, PGI New Sailboat, Punta Gorda

Lot Dim: 195 x 140 x 40 x 128

Prior Taxes: \$ 8,393

Water View: Canal

Year Built: 1987

MLS: C7481252

Listed By: COLDWELL BANKER REALTY

**GO ANYWHERE IN THE WORLD BY WATER FROM THIS LOCATION!** This home is gorgeous & is in a beautiful neighborhood. All of the remodeling has been done for you. Elegant, Executive-Style, Sailboat Waterfront, Saltwater pool/spa home where you can be in Charlotte Harbor in less than 10 minutes from your

10,000 lb. boat lift. This home is located on a wide turning basin on the Roseau Canal in the Premier Community of Punta Gorda Isles. It has 3 Bedrooms + Office/Den, 2.5 baths & a 2.5 car garage & was custom designed for the art of entertaining & everyday living. Perfect outdoor entertaining includes 15'x30' heated, pebble tec pool, 40'x73' pool cage with Picture Screen feature & multiple seating areas overlooking the water. Paved, circular driveway leads up to a large, tiled front porch that includes a seating area. Tropical etched, palm tree double doors lead into the light & bright foyer to the great room. Interesting architectural angles, 18' soaring ceilings throughout the entertaining & master suite areas, 7.5" baseboards, Crown molding & new impact windows & doors throughout. The 20'x30' Great room has a cozy fireplace; built in shelving; wet bar with a Perlick wine cooler & Cambria countertop; two tandem palm frond ceiling fans & two large arched windows overlook the pool & waterfront. Renovated gourmet kitchen has an extended soffit & includes a Wolf Induction Cooktop with retractable exhaust fan in the middle of the island plus a Wolf Oven & Microwave. Subzero refrigerator has been customized to match the new cabinets. The Kitchen Island has a Cambria countertop with the waterfall effect & the rest of the countertops are Corian. Formal dining room has picture frame molding below the chair rail & has 2 entrances one from the great room & the other from the gourmet kitchen. Breakfast room has a chair rail with decorative bead board & has access to the pool & waterfront thru french doors. There is a separate wing of the home for the master bedroom suite. It includes an office/den or artist's studio. The room has a vaulted ceiling with stacked corner windows that lets in natural light plus it has built in shelving with cabinets. (The space where the shelving/cabinets are located could be converted to a closet if a 4th bedroom is needed.) Next to the office is a half bath for convenience. The master bedroom is very private at the end of the hallway. It has a vaulted ceiling & access to the pool area thru french doors. There is a big window for extra light & 2 walk in closets with custom shelving. The ensuite bathroom has been renovated with a tall vanity & dual square sinks, walk in shower & a private commode room. This is a split bedroom plan. All the bedrooms in the home are spacious. Guest bathroom has a tub/shower, high vanity with dual sinks & there is access to the pool area. Laundry Room has lots of storage, laundry sink & front loader washer & dryer. The Oversized 2.5 car garage has a lot of storage space for your toys: Air controlled 10x6 storage room could be used as a workshop; a separate place in the garage for your golf cart or motorcycle; impact door on the side of the garage leading out to the side yard; & a tall window at the front of the garage that opens to let fresh air in. There is a new state-of-the-art roof system that has a 100% warranty including labor for 20 years. Buyer's home warranty is for 1 year after purchase. Flood insurance is \$2,226.00. Perfect blending of Florida beauty, entertaining & recreation!