

**7437 WATSON LANE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1524 A/C & 2169.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 2,295

Water View:

Year Built: 2011

MLS: N6128801

Listed By: NEXTHOME SUNCOAST

**HUGE PRICE IMPROVEMENT!! 2022 roof! No Homeowner's Association! Not in a special flood zone! This well maintained pool home is move-in ready. Just in time to enjoy summer before school starts again. Centrally located in Englewood East. You will be impressed when you drive up to the welcoming landscape. Meticulously maintained by current/original owners. Glass front door opens to a**

view through living room, dining room, kitchen directly to the pool area. Tons of natural light flows through. Open floor plan with oversized living room/great room. Entertainers delight as the kitchen and dining area are open to the living area with cathedral ceiling. Kitchen boasts upper cabinets with crown and base molding, stainless steel appliances, a pantry, and lots of counter space to create your favorite meals. Huge private master bedroom with large walk-in closet and ensuite. Split floor plan with 2 guest bedrooms and guest bath located on the opposite side of the home. NO CARPET - tile throughout the home! Upgraded interior doors. Enjoy your 8' deep pool taking laps or just floating around. 16'x10' motorized SunSetter Retractable Awning covers the lanai to extend your afternoon shade area! Septic cleaned 4/2024; HVAC maintenance 5/24; Water heater, dishwasher & washer replaced 2023; Roof replaced 2022; AC & refrigerator replaced 2021; dryer replaced 2019; and disposal replaced 12/2018. Hurricane shutters to protect your peaceful piece of paradise from storms. 10'x12' Storage Shed with full length shelf. Only 8 miles to Englewood Beach on the Gulf of Mexico, visit local restaurants and shops. Be sure to watch Virtual Tour on full screen for full experience - <https://youtu.be/iJ9qsir88LQ>