



### 3395 DUNCAN ROAD, Punta Gorda, FL, 33982

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1692 A/C & 2431.00 Total

Neighborhood: Punta Gorda

Prior Taxes: \$ 1,571

Water View: Creek

Year Built: 1960

MLS: C7481496

Listed By: RE/MAX ANCHOR REALTY

**EXCLUSIVE 28-ACRE WATERFRONT OASIS:** Imagine having your very own private peninsula, nestled amid the natural beauty of Southwest Florida. This remarkable opportunity presents itself with a sprawling 28-acre parcel, encircled by the serene waters of Shell Creek, boasting an impressive shoreline stretching upwards of 4,000 feet. Here, you'll discover not just a property but a unique

lifestyle, where nature's wonders unfold around you. the waterfront views are ever-present. The property currently has two homes. One offers a 1 bedroom/1 bathroom with 500 sf on a protected water basin while the other boasts a more spacious 2 bedrooms and 2 bathrooms layout. Larger 1692 sf home features stepdown living room,dining room, updated kitchen, and baths, as well as inviting 539 sf Florida room where you can enjoy scenic sunsets on Shell Creek A 1200 sf outbuilding on the property houses an array of farm animals, from ginnies to peacocks to chickens. For those who love life on the water, you'll appreciate the convenience of a boat launch and two boat lifts with floating dock. Navigate the picturesque waters under the train trestle, opening up to the Peace River. Fishing enthusiasts will revel in the fun that await just beyond your doorstep. This expansive parcel offers the perfect canvas for your architectural dreams. Whether you envision a waterfront estate, a cozy cottage, or a tranquil retreat, the possibilities are boundless. The seclusion and tranquility of this island property ensure that it remains your private haven, accessible only by appointment. Beyond the potential for a primary residence, this island serves as the ultimate recreational land, inviting you to create a getaway! This unique opportunity, with its vast acreage, and endless waterfront vistas, is a testament to the allure of Southwest Florida's natural beauty while enjoying the comforts of home. Discover the possibilities and make this extraordinary waterfront oasis your very own, but remember, viewings are by appointment only—schedule yours today to experience this unique slice of paradise. Please review the extensive photos of this one of a kind property!