

**18601 KLINGLER CIRCLE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 1 Half

Square feet: 2279 A/C & 3866.00 Total

Neighborhood: O'Hara Area, Port Charlotte, Rock Creek - Powerboat Access

Lot Dim: 80 x 125 x 150 x 167

Prior Taxes: \$ 6,002

Water View: Canal

Year Built: 1974

MLS: C7481819

Listed By: COMPASS FLORIDA

**GREAT INVESTMENT OPPORTUNITY OR PERMANENT FLORIDA RETREAT!**  
Elegant furnished 4 bed, 3.5 bath waterfront pool home in beautiful Port Charlotte!  
This property includes separate 1 bed + den, 1 bath, full kitchen guest suite with private access which can easily be rented out to generate income. Nestled along

the sparkling waters, this stunning property offers the perfect blend of luxury, comfort, and picturesque views. Many updates and thoughtful design including tastefully decorated living area that exudes an air of sophistication. Large windows bathe the space in natural light and offer breathtaking views of the waterfront. Inviting open floor plan features large great room with double French doors to lanai, beautiful kitchen offering stone counters, stainless appliances and plenty of space for the chef in the family to cook fabulous meals plus comfortable family room to relax. Generous master suite features private access to lanai and a luxurious en-suite bath, complete with dual vanities, spa-like tub and walk-in shower. Split floor plan includes two bedrooms and remodeled bath with convenient pool access. Step outside onto the expansive patio highlighting covered lanai, 14' x 28' screened heated pool, outdoor patio, intersecting canal views and southwestern exposure so guests from the north can enjoy and abundance of Florida sunshine and amazing sunsets. For those seeking outdoor activities, this home is ideally located near numerous attractions and recreational opportunities. Explore the nearby beaches, go fishing in the Gulf, or take a leisurely stroll along the waterfront promenade. Golf enthusiasts will be delighted with the variety of championship courses in the vicinity. This home has it all! Don't miss this opportunity! Schedule your private showing today!