

**10577 ST PAUL DRIVE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 5

Bathroom: 3 Full / 0 Half

Square feet: 2874 A/C & 3446.00 Total

Neighborhood: South Gulf Cove - Non-Waterfront, Port Charlotte

Prior Taxes: \$ 17,417

Water View: Canal

Year Built: 1999

MLS: D6132993

Listed By: MICHAEL SAUNDERS & CO. - BOCA

Wow!! This unique offering includes two fabulous separate homes each with a private pool! In addition the homes are located on a highly desirable deep water front, sailboat access, no bridges, oversized lot with incredible water and nature preserve views. Fabulous income producing property or create your own family compound. With your backyard facing west for beautiful sunsets, and a nature preserve across the waterway it is a quiet, serene location. For boating enthusiasts your boat is docked along your 280 feet of concrete seawall on a

12,000 pound lift with new cover (2023) and new decking in 2020, ensuring you can set out at any time. This property includes two furnished homes providing a total of 5 bedrooms and 3 baths, with each home featuring their own private, screened, in-ground gunite pool. Both homes have new metal roofs and are thoughtfully situated on the property providing privacy for each. The guest house spans 936 square feet with a living room, kitchen with eating area, two bedrooms and a lovely 2020 renovated bath. The guest house pool was added in 2022 and is 12x24. The main home with it's sunny open floor plan offers 1,935 square feet under air and includes an enticing free-form pool for your enjoyment. The home has been impeccably maintained and has resplendent marble floors throughout the main rooms of the home which also feature vaulted and trayed ceilings and decorative crown moldings. The kitchen has abundant storage, an attractive granite-topped island, breakfast bar, pantry closet, quality Samsung appliances and stunning views that extend through the home to the pool and the water. The split bedroom floor plan provides privacy for the master bedroom suite which includes two walk-in closets, spacious bath with stone counters and a walk-in shower. Two additional bedrooms share a bath with tub/shower combination. South Gulf Cove is a highly sought-after waterfront community which offers optional membership into the Association and provides numerous amenities. Conveniently situated near Boca Grande, known for its world-class tarpon fishing and beaches, and additional vibrant communities offering diverse shopping and dining options, this location and these two homes are not to be missed. Whether you choose to live in one home and keep one for guests, or rent one, or rent both, the options are all incredibly positive for this generous half-acre property situated at the end of St. Paul Drive on the Santa Cruz Waterway.