

**18409 DRIGGERS AVENUE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2561 A/C & 2947.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 126 x 125 x 198 x 162

Prior Taxes: \$ 4,995

Water View:

Year Built: 1980

MLS: C7483250

Listed By: RE/MAX HARBOR REALTY

IMPROVED PRICE! COME CHECK OUT THIS MOVE IN READY 4-BEDROOM POOL HOME with detached OVERSIZED 26'x29' GARAGE for you and your toys! Bring your boat, bring your RV. You'll have plenty of room to spread out at this

SW Florida "mini estate" on just over a half acre (0.55). These sellers have continued the pride in ownership here at this lovely and very spacious 4 bedroom + office/den pool home located in the heart of Port Charlotte surrounded by beautiful waterfront homes. On CITY WATER, and SEWER hookups are IN PROGRESS now in the neighborhood and should be completed in the next few months, along with newly paved roads. UNDERGROUND ELECTRIC is also slated for the neighborhood. This home offers a freshly painted exterior, hurricane protection with Kevlar and panels, NEWER ROOFS on both the home and the detached garage (9/2021), NEWER pool heat pump (9/2021), NEWER 5-ton, 3-zone, multi-speed smart system AC with UV light (1/2021) with the balance of a 10-year parts WARRANTY, and NEWER 12'x24' storage shed (10/2018) for your lawn equipment. Overhead plumbing and a whole house water softener system. Gourmet eat-in kitchen with center island, pantry, breakfast bar, wood cabinets with pull-out drawers, granite counters, under cabinet workspace lighting, and newer stainless steel appliances, faucet and lights. Inside laundry/utility storage room. Floors are all solid surface with beautiful solid wood, tile, and wood laminate throughout, no carpet. Owners' ensuite has a walk-in closet, double vanity with marble top sink, wood cabinets, and sliding glass doors to access the lanai/pool area. Guest bathroom has a walk-in/roll-in shower with bench seat and ADA grab bars. Separate living/great room with a fireplace, dry bar, and window seating with storage underneath. Family room off the kitchen has sliding glass door access to the lanai. Outside you'll enjoy the heated pool all while relaxing and watching our amazing SW Florida sunsets from the west facing spacious screened lanai with brick paver decking, kitchen pass through window, outdoor kitchen with granite counter, wood cabinets (need a little tlc) and a mini fridge. Great area for family BBQs or relaxing and reading a book or watching a ball game. There's a raised bed garden area in the fenced back yard that's ready for you to get your hands in the dirt and plant your next season's veggies or herbs! Lots of room for your family and dogs to play in the back yard. Detached garage has a separate electric panel, 2 separate large, deep parking bays (may be able to fit 3 cars and still have room for a workshop) with 7' high and 9' wide hurricane rated doors with separate openers. Inside the garage the ceilings are 8.3', and there are built-in storage cabinets and a workbench area that convey. Attic storage above with pull-down stairs for easy access. The WIDE driveway in front of the home can hold up to 4 vehicles, and there is plenty of room to the right of the garage to park a boat and/or an RV. Located within a short distance to shopping, restaurants, hospitals, golfing, boat ramps (closest is less than 2 miles), tennis, pickleball, farmers' markets, fun music/art festivals, Punta Gorda Airport/Allegiant Airlines, I-75 interstate exits, Boca Grande and Englewood Beaches, Sunseeker Resort, and MLB spring training stadiums. Put THIS ONE on your list to see! Some furnishings are negotiable. A ONE-YEAR HOME WARRANTY IS ALSO INCLUDED!