



4347 RANDYPAAR STREET, Port Charlotte, FL, 33948

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1754 A/C & 2435.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 80 x 125

Prior Taxes: \$ 1,662

Water View:

Year Built: 1986

MLS: C7483553

Listed By: ERA ADVANTAGE REALTY, INC.

Welcome to 4347 Randypaar St! This immaculately maintained home offers 3 bedrooms, 2 bathrooms and 2 car garage with built in shelving/workbench for those handy persons! Additional updates to mention first are the new ROOF installed in 2023, the AC installed in 2023, new disposal installed in 2022 and

fresh paint both inside and out! This home is in excellent condition and ready for you to move in! As you step into the home, you enter the foyer which has a large linen/storage closet and a pantry across the kitchen that has wood shelving built in. Off the foyer is the living room which has custom PLANTATION SHUTTERS for the front windows and beautiful WOOD CEILING BEAMS that carry all the way into the family room. The kitchen was recently updated with beautiful WOOD CABINETS and GRANITE COUNTERTOPS plus all NEW STAINLESS STEEL APPLIANCES that were installed in 2020! The kitchen's breakfast bar opens up into the family room and lanai, (which also has PLANTATION SHUTTERS on the pocket sliding door) so entertaining will be a breeze! The inside laundry room has a plethora of built-in cabinets to store all your paper goods, laundry items and more! The huge primary bedroom has nice wood flooring, an en suite bathroom which has a large walk-in shower with custom glass block wall and built-in bench and a large linen closet and walk-in closet too. On the other side of the home are two bedrooms and a guest bathroom. The guest bathroom has a tub/shower combo with glass block to allow natural light in. Bedroom two (currently being used as a music room) has a built in MURPHY BED so you could use this room for whatever you need, such as a craft or workout room or a study/den and you have the bed that you can just fold down quickly and easily for your guests when they visit! The backyard space, large enough to fit a pool, is definitely nice and serene with all its lush landscaping. It has a tree swing with newer swing attached, beautiful, mature oak trees that can hold a hammock to relax and read a book in, a bird bath to watch the birds come and splash and a wood fence (neighbor owned) along the back making it even more private! Such a great space to sit out on the lanai and listen to the peaceful and calming sounds of nature. This home is in a great neighborhood, close to shopping, restaurants, the beach, schools and parks. The Tampa Bay Rays spring training stadium, Charlotte Sports Park, is 10 minutes up the road for all those sports fans. For our boating and fishing enthusiasts, bring your boat and launch it at Spring Lake Parks boat ramp, less than 5 minutes away, or Charlotte Beach Public Boat Ramp, about 10 mins away, where you have access to Peace River, Charlotte Harbor and out to the Gulf! World class fishing is here and waiting for you! Don't miss out on an opportunity to own this amazing home and live the Florida lifestyle! What are you waiting for? Schedule your showing today.