

**3213 ANTIGUA DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 1 Half

Square feet: 3377 A/C & 5010.00 Total

Neighborhood: Punta Gorda Isles, PGI New Sailboat, Punta Gorda

Lot Dim: 72 x 120 x 105 x 104

Prior Taxes: \$ 14,032

Water View: Canal

Year Built: 2016

MLS: C7484117

Listed By: RE/MAX HARBOR REALTY

PERIMETER CANAL PARADISE - This custom-built, 3,300+ sq ft, two-story waterfront home by Towles Construction in Punta Gorda Isles is a one-of-a-kind residence situated on the perimeter canal w/stunning views of Ponce Outlet and

quick sailboat access to Charlotte Harbor. Thanks to the western rear exposure, this home will treat you to spectacular sunsets over the canal on a nightly basis. The home boasts an elevator that serves THREE levels: the garage, the first floor, and the second floor. The garage elevator entry is super convenient for groceries or furniture. The interior of the house features beautiful tile floors across the main living areas on the first floor with mahogany wood floors in the bedrooms & upstairs loft. The spacious, open floor plan includes disappearing sliding glass doors that lead to the lanai extending the living space outdoors. The gourmet kitchen is a chef's dream, outfitted with granite counters, custom cabinetry, high-end stainless-steel appliances, including a convection oven and an induction range. The kitchen also features a walk-in pantry, breakfast bar & under cabinet lighting. Other architectural details include crown molding, lighted tray ceilings, in-wall sound system, central vacuum, designer light fixtures & ceiling fans. A large dining area, currently used as a cozy seating area, uses the mitered aquarium window to make the most of the picturesque water views. This setting creates a private waterfront oasis, perfect for relaxation. The home includes four large bedrooms + three & a half baths, among which are two master suites. The first-floor master suite features a large walk-in closet and an en-suite bath that doubles as a pool bath with access to the lanai. The second-floor master suite boasts a VERY large walk-in closet/dressing room and an en-suite bath. Additionally, the second floor offers a large loft/media room opening to a balcony, two guest rooms, a guest bath, and a second-floor laundry room, which doubles as a refreshment area w/full refrigerator, microwave & prep sink. The balcony, protected by a retractable screen, connects to a spiral staircase leading to a third-floor widow's walk/crow's nest balcony, offering unparalleled views. Outside, the lanai features a travertine deck surrounding the heated, in-ground, saltwater pool w/attached spa - all framed by a picture-frame pool cage that offers an unsurpassed canal view. Perfect for watching the boat traffic entering & exiting the canals through Ponce Outlet. The home is surrounded by lush, well-maintained tropical landscaping and boasts a 105ft private seawall with an extended 50ft concrete dock, complete with water and electric hook-ups, including 110/220v with 30 & 50 amp shore power. Other amenities include an oversized 2.5-car garage, whole-house hurricane protection w/impact-resistant doors & windows, zoned A/C, two water heaters (one w/circulator feeding the kitchen), in-wall pest control system & first floor half bath for guests. This home is truly exceptional. Make an appointment today. You won't be disappointed.