

**17085 THYME COURT, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 1623 A/C & 2334.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Lot Dim: 74 x 120 x 113 x 120

Prior Taxes: \$ 5,215

Water View: Lake

Year Built: 1997

MLS: C7484683

Listed By: MICHAEL SAUNDERS & COMPANY

WATERVIEWS FROM EVERY ROOM and SPECTACULAR SUNSETS. Enjoy the upgrades not even found in newer homes. 2023 TILE ROOF, 2023 POOL CAGE

WITH CLEAR VIEW PANORAMIC SCREENS, 2023 LANAI SUN SHADES, 2023 SOFFITS AND GUTTERS, 2023 SCREENED ENTRY, 2023 EXTERIOR PAINT, 2022/2023 DESIGNER LIGHTING, 2022 FULL HURRICANE PROTECTION WITH IMPACT RESISTANT WINDOWS/SLIDING GLASS DOORS, ACCORDION SHUTTER ON FRONT DOOR AND ROLL DOWN SHUTTERS ON LANAI, 2022 FENCED BACKYARD AND PRIVATE OUTDOOR SHOWER, 2022 ATTRACTIVE STAMPED DRIVEWAY AND WALKWAY; TROPICAL PLANTINGS AND MAJESTIC PALMS; INSIDE UPDATES INCLUDE: KITCHEN WITH RAISED PANEL WOOD CABINETS, MODERN APPLIANCES, TILE BACKSPLASH, ATTRACTIVE MUDROOM WITH STORAGE, PLANTATION SHUTTERS AND HIGH END DESIGNER LIGHTING AND FANS, REMODELED PRIMARY SUITE WITH WALK-IN CLOSETS OUTFITTED BY "CLOSETS BY DESIGN", PRIMARY BATH WITH BEAUTIFUL SOAKING TUB, LARGE WALK-IN SHOWER WITH NO FRAME GLASS DOORS, PLANK TILE FLOORS IN GUEST SUITE, DECORATIVE GLASS DOOR ENTRY. You're going to absolutely love everything about this tastefully updated home. With a thoughtfully laid out floor plan, this home provides more living area than you would expect! Truly a one of a kind 3 bedroom, 2.5 bath lakefront beauty. Enjoy morning coffee on the private lanai while taking in the spectacular lake view with a variety of birds and wildlife. This tastefully updated, open concept split floorplan is what the Florida Lifestyle is all about. Enter past the front glass doors into a vaulted ceiling great room and look straight out to the lanai, pool and lake beyond. Pocketing sliders make this a true indoor/outdoor space. A bright kitchen with raised panel cabinets, subway tile backsplash, modern appliances and breakfast bar will be a joy to cook meals in. The dinette area features a mitered glass window that provides an unobstructed view of the lake. The Primary bedroom with ensuite bath will certainly become your oasis with a tray ceiling and door to the lanai. The Primary bathroom features a fully tiled shower with glass shower enclosure, luxurious soaking tub and a double sink vanity. The custom primary closet built by "Closets by Design" will certainly provide plenty of storage space. With a split bedroom floorplan, the roomy guest bedrooms with plank tile floors, have a connecting door so it could be used as an in-law suite. Cottage inspired colors adorn the walls and gorgeous lighting fixtures and plantation shutters give this home a warm cozy feeling. You'll enjoy the outdoor spaces with this relaxing lanai that features its own half bath. Outside enjoy beautiful palm filled landscaping, lake drawn irrigation, fenced yard, private outdoor shower, stamped driveway and updated exterior lighting. Burnt Store Lakes is a beautiful Deed Restricted Community with new custom homes being built throughout the neighborhood. Residents enjoy a Community Park with covered picnic area, a playground and restrooms. A community kayak launch accesses Charlotte Harbor's Aquatic Preserve with incredible wildlife such as manatees, porpoises and an abundance of game fish. Next door at Burnt Store Marina, SW Florida's full-service deep-water marina, restaurants are open to the public and amenities such as golf and boat dockage may be available. It's just a short drive to Downtown Punta Gorda, one of Florida's best small towns, with

plenty of restaurants and town activities and the new Sunseekers Resort. Now's YOUR TIME to enjoy your dream Florida Lifestyle.