

**41 OCEAN DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2485 A/C & 3440.00 Total

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

Prior Taxes: \$ 8,892

Water View: Canal

Year Built: 2004

MLS: C7485338

Listed By: RE/MAX HARBOR REALTY

Location! Classic Towles 3 bedroom 3 full bath 3 car garage waterfront pool home in the deep draft sailboat area of Punta Gorda Isles. Only 8 lots from open water, this premier boaters' paradise features 80 feet of city maintained concrete seawall, 50 foot poured concrete dock with water and 30/50 amp electric and a 14,000 pound lift. This immaculate one owner home has all the bells and whistles

including a NEW METAL TILE ROOF AND NEW POOL CAGE. The open floor plan with split bedrooms includes a great room with double tray ceilings and triple pocket sliders and a separate formal dining room. The kitchen features BRAND NEW stainless appliances including comfort height dishwasher, granite counters, center island, 3 sinks (one with RO), custom cabinetry with pull outs, breakfast bar and breakfast nook with aquarium glass. The primary suite has 2 roomy walk in closets with custom built ins and sliders leading to the lanai. The en suite master bath has a walk in shower, water closet, garden tub and tons of storage. The second guest bedroom has an en suite full bath and the third bedroom is currently being used as an office, with beautifully designed custom built in bookcases and an en suite bath that leads out to the pool. The expansive lanai with heated pool and new panoramic Clearview screening is well suited to enjoy spectacular sunsets and has access to the pool bath and a storage closet. This exceptional home has outstanding storage both inside and in the garage, manibloc plumbing, plantation shutters throughout, full hurricane protection, a security system and a whole house water softening system which includes the dock and the hose bibs. It also features a 30 amp outlet by the driveway for an RV. Enjoy a walk or bike ride to the beach at Ponce de Leon park, Fishermen's Village, the scenic Harborwalk and all historic downtown Punta Gorda has to offer.