



## 15172 ACORN CIRCLE, Port Charlotte, FL, 33981

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1782 A/C & 3226.00 Total

Neighborhood: South Gulf Cove - Non-Waterfront, Port Charlotte

Prior Taxes: \$ 10,891

Water View: Canal

Year Built: 2011

MLS: C7485514

Listed By: KELLER WILLIAMS REALTY GOLD

Boating & Automotive enthusiasts - The current owners are building one last dream home, right here in South Gulf Cove! Passing along the fruits of their labor, this home offers an ideal lifestyle for outdoor enthusiasts eager to bask in the Florida sunshine or for snowbirds seeking a delightful retreat to enjoy the warmer

months. This waterfront home, meticulously crafted by DM Dean, sprawls across a nearly half-acre corner TIP LOT with a seawall stretching over 155 feet. Boating lovers will be drawn to the private 38' Azek dock, equipped with electric, water & 10,000lb boat lift, simplifying access to waterfront adventures out to Boca Grande Island. As you step into this 3-bed, 2-bath home, plus bonus room off the foyer, you are greeted by an open concept design, natural light & an immediate water view. Tile flooring runs throughout the home & is complemented with tray ceilings in the living areas that elevate the sense of space. The exterior of the property is beautifully framed by tasteful landscaping & curbing, enhancing the home's curb appeal. The back lanai is the haven of the home, featuring a heated saltwater pool & unparalleled water views, perfect for capturing the Florida sunrises. The poolside experience is enriched by a fully-equipped outdoor kitchen; accented by a beautiful Cypress wood ceiling, the kitchen features stone details, a massive granite countertop, ice maker, fridge, cooktop, bar seating area, along with a flat screen TV & sound bar, ideal for hosting memorable gatherings all year long! An outdoor shower is conveniently placed off the pool bath for ease after an afternoon swim. The real star of the home is its impressive insulated & epoxied floor 4 CAR GARAGE. Providing extensive space for your beloved car collection, boats, toys or hobbyist workshop area, outfitted with an overhead retractable garage screen door, heavy duty wall cabinets & storage bin, a home for all your tools & gadgets. The sellers spared no expense on this addition, opting for overhead roof trusses, providing a huge additional attic storage area! Recent improvements include: 2024 Motorized lanai Hurricane sun shade re-screened. 2023 New pool pump & filter, resurfaced pool bottom, replaced roof, new pool cage. 2022 Installed new garbage disposal. 2021 New irrigation pump, repainted exterior, new landscaping & mulch, extended boatlift to accommodate radar, painted tray ceilings. 2020 Replaced pool tile, installed a new air conditioning system, new salt cell in the pool, sealed & repaired all pavers, added lights on the dock. 2019 Replaced lighting both inside & outside the home, installed Pentair light in the pool. 2018 Installed outdoor kitchen, cypress ceiling over lanai, new appliances, updated pool heater control board & rebar in pool deck, added LED can lights in lanai soffits. 2017 Added garage cabinets, hurricane screen in lanai. 2016 New front door, St. Augustine grass & 27 Areca palms for privacy, new washer & dryer! Additionally, the house is wired for whole house generator hookup, providing an extra layer of convenience & security. Boating is a primary attraction in South Gulf Cove, with >55 miles of navigable canals accessing Charlotte Harbor & the Gulf of Mexico. The area is particularly renowned for sport fishing, with Boca Grande Pass nearby, dubbed the "Tarpon Capital of the World". This home is perfectly located only 10 mins from the Boca Grande Causeway, unlocking endless Gulf Beaches, water sports & lush tropical scenery.