



3436 CURACAO COURT, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2629 A/C & 3475.00 Total

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

Prior Taxes: \$ 7,213

Water View: Canal

Year Built: 1990

MLS: C7485694

Listed By: RE/MAX ANCHOR OF MARINA PARK

You will fall in love with this impressive sailboat waterfront, 3 bedroom, 2 bath pool home on a tip lot with stunning view of intersecting waterways with direct access to Charlotte Harbor and then on to the Gulf of Mexico. For the boater and fishing enthusiast, you have 2 docks and a 20,000 lb boat lift. This home has everything you need and more: an open floor plan with over 2600 square feet, great room,

dining room, kitchen with casual dining area, office adjacent to laundry room and kitchen with built in desk and wood cabinetry, spacious bedrooms with walk in closets, and ample storage throughout. The great room is furnished with a built in entertainment center with rich wood cabinetry and shelving. You will notice the attention to detail and unique appointments such as soaring vaulted ceilings with plant shelves, color accent walls, crown molding, and tile on the diagonal in main living areas. The windows and sliding doors throughout allow natural light to flood the home for a bright and airy atmosphere. Open the sliders and bring the outdoors into your indoor living area. The kitchen is a chef's dream boasting casual dining area with bay window overlooking the pool and waterway, granite counters and tile back splash, stainless appliances, 2 pantries, and long breakfast bar that opens to the main living areas for easy entertaining. The master suite will be your relaxing retreat with 2 walk in closets, beautiful private sitting area with built in workstation, wood cabinetry and shelving, wall to wall windows, and en suite bath with his and hers sinks, soaking tub, and stall shower. The 3rd bedroom can be a separate guest suite with direct access to the 2nd bath providing privacy for you and your guests. You'll spend most of your leisure time relaxing on the screened lanai or lazing in your gas-heated pool and spa overlooking the expansive water view. Or stroll down the walkway to the dock to throw in your fishing line or just sit and enjoy the view! Other key features of this home include new stone coated steel roof, security system, storm shutters and hurricane code garage door, dedicated laundry room equipped with washer & dryer and overhead cabinets, water softener, new HVAC in 2022, irrigation system, new hot water heater, portable generator and hook up at electrical panel, and public water and sewer for convenience and reliability. As an added bonus, the concrete seawall is maintained by the City of Punta Gorda! Situated on a third of an acre on a quiet cul de sac, you will be impressed with the beautiful curb appeal with brick paved driveway, professional landscaping with lush tropical foliage and mature palm trees, landscape curbing and decorative rock, etched glass double door, pillared and tiled front entry. And the best part is the location: you're in the desirable waterfront and deed restricted community of Punta Gorda Isles. You can enjoy the local waterways and beaches, dining, shopping, and golf courses that make this area so special. You can also explore the waterfront public parks with bike and walking trails, PicklePlex pickle ball park, picnic areas, and boat ramps that give you access to the Peace and Myakka Rivers, beautiful Charlotte Harbor, and the Gulf of Mexico. And don't forget about historic downtown Punta Gorda and popular Fishermen's village with quaint shops and cafes. This home is a rare find. So, make your appointment today and get ready to live the Florida lifestyle you've always dreamed of!