

**24347 MATIAS LANE, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 1949 A/C & 3014.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Lot Dim: 80 x 120 x 80 x 120

Prior Taxes: \$ 1,028

Water View: Pond

Year Built: 2024

MLS: C7485745

Listed By: SIGNET REAL ESTATE INC.

*Just completed NEW CONSTRUCTION build, that is ready to call home! Don't miss your chance to own this quaint 3/3/3 open concept Pool home- conveniently located within the Burnt Store Lakes community. In tandem with the nice water

view (from the rear of property) that opens up to the largest part of the lake. You'll also enjoy some community amenities that include-- 11 man made/fish filled Lakes, large park area with pavilions for your afternoon picnics, bike/walkway paths, Canoe/Kayak launch & a fishing pier! The neighboring community (Burnt Store Marina) offers a public Golf course, fitness center, two restaurants & what is noted as the largest deep water (boat launch) Marina in SWFL!! Here are just a handful of the upgraded features included: Quartz countertops, Impact Glass & Wood plank Tile throughout, Brick Paver driveway, oversized pool deck, Wood Shelving in closets, Custom Lighting/Mirrors, Full pantry just off kitchen, Privacy wall on Lanai w/Electric stubbed out for future Outdoor kitchen, Finished Garage Floor, Soft Close Cabinetry & S/S Smart appliance package, w/Filtered water system at the kitchen sink...Convenience features: Customized Blinds installed for privacy day one of possession, Pot Filler located just above the kitchen stove. With having all build/design decisions already made.. Your only decision required is when to call this home yours! *All Builder and Mechanical warranties will convey with sale. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).