



## 2895 MILL CREEK ROAD, Port Charlotte, FL, 33953

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2430 A/C & 3401.00 Total

Neighborhood: Port Charlotte

Prior Taxes: \$ 12,788

Water View: River

Year Built: 2009

MLS: C7485781

Listed By: PEACE HARBOR REAL ESTATE INC.

Breathtaking views of the Myakka River in this stunning 3 bed, 3 bath + office/den Sussex model home. As you enter through the grand entryway, you'll be impressed by the open and spacious living area, complete with soaring 10ft ceilings, exquisite crown molding, and gorgeous hardwood flooring complemented by large ceramic tile cut on the diagonal. The office/den, conveniently connected

to one of the guest rooms, is perfect for remote work or relaxation. The impressive kitchen, open to the living room, boasts a breakfast bar, granite countertops, solid wood cabinets with under-counter lighting, a large pantry, and stainless-steel appliances, providing the perfect setting for culinary adventures. Enjoy your morning coffee while taking in the lovely water views at the kitchen dining nook, or entertain your guests in the elegant formal dining room with a tray ceiling. The primary suite is a true oasis, with private access to the lanai, tray ceiling, a large walk-in closet, and a luxurious bathroom featuring dual sinks with vanity, a large walk-in tiled shower, and a garden tub. The second guest room is conveniently located near the third full bathroom, which provides easy access to the lanai and pool. With the telescoping glass doors, the living room seamlessly flows into the outdoor living space, where you can relax, entertain guests, and take in the stunning views of the Myakka River. The oversized lanai is the perfect place to entertain guests and take a dip in the sparkling heated salt-water pool with tile detailing. Plenty of space for your cars and toys in the coveted 3-car garage. Additional features include roll-down hurricane shutters and full laundry with storage and a sink. The vibrant community of Riverwood features a highly acclaimed par 72 championship golf course, a new state-of-the-art fitness center, a resort-style pool with lap lanes, a walk-in shallow end, and a separate hot tub. Pickleball is all the rage, and Riverwood boasts six brand new courts, along with Six Har Tru tennis courts. World-class fishing, boating, dining, and shopping are just minutes away. Conveniently located between Sarasota and Ft. Myers on Florida's West Coast. Don't miss out on this opportunity to make this your dream home!