



## 822 VIA FORMIA, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2372 A/C & 3233.00 Total

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Lot Dim: 80 x 120

Prior Taxes: \$ 9,517

Water View: Canal

Year Built: 1992

MLS: C7485874

Listed By: RE/MAX ANCHOR OF MARINA PARK

Stunning WATERFRONT 3 Bedroom, 2 Bathroom home with attached oversized 2 Car Garage located in the desirable deed restricted community of PUNTA GORDA ISLES. Fabulous WATER VIEWS of intersecting canals. Located on a quiet dead

end street yet only 10 minutes to amenities. This light and bright home offers a spacious open and split bedroom floor plan with Great Room, Dining Room, Family Room, well appointed Kitchen, Inside Laundry. The Great Room features tile flooring, cathedral ceiling, shiplap accent wall, full wall of sliding glass doors with transom windows. The Dining Room has a vaulted ceiling and lots of natural light through a large window with transom window. The impressive Kitchen features a cathedral ceiling, white cabinetry with crown molding, granite counters, stainless appliances, island with extra storage and counter space, large pantry closet, breakfast bar that seats four. The Kitchen also has a large dining area overlooking the spacious screened patio and water. The spacious Family Room has tile flooring large windows and sliding glass doors to the screened patio. The expansive Master Bedroom suite is a true oasis with a vaulted ceiling, two walk in closets, window seat with a view, built in shelving for your collectibles and family photos, patio access and private bathroom. The spacious Master Bathroom offers a garden tub, large walk in shower, dual sinks. A large glass block window allows for privacy while bathing the room in sunlight. There are two additional generous sized bedrooms - bedroom 2 has a cathedral ceiling and double closet. Bedroom 3 has a double closet (and is currently used as a music room). The guest bathroom has a white vanity, granite counter and tub/shower combo. There is an Inside Laundry with a washer, dryer, sink and cabinets. Your living space extends via sliding glass doors from the Great Room, Family Room and Master Bedroom to the 51x24 screened patio which is a special retreat. There is a large covered area and expansive open patio. There is also an area with a retractable awning. NO POOL to maintain. \*\*Note that the lanai furniture, all plants on the lanai and firepit stove convey with the house. \*\*The yard is fenced and has lush tropical landscaping. Continue to the water front with oversized 45 foot concrete dock, 80 foot concrete seawall (maintained by the city of Punta Gorda) and 10,000 lb boat lift. Quick powerboat access to Charlotte Harbor and on to the Gulf of Mexico. Other features include: double door entry with transom window, tile floors throughout the living areas and carpet in the bedrooms, 10x5 bump out in the garage for storage, hurricane shutters, \*\* lanai is wired for a hot tub,\*\* NEW whole house Generac GENERATOR 2022, above ground propane tank is owned by the sellers, patio cage screens replaced 2022, NEW METAL ROOF 2023, NEW A/C 2022. NO HOA. This home is 10 minutes from Golf and historic downtown Punta Gorda shopping, dining, medical care, waterfront parks, boat ramps, fishing piers, walking and biking paths, weekend farmers markets, Fishermen's Village, events and more. This home is perfect for a family, for those who love to entertain and for those expecting lots of winter visitors - a beautiful home in a great community!