

**378 MONACO DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2175 A/C & 3170.00 Total

Neighborhood: Burnt Store Isles, BSI Waterfront, Punta Gorda

Lot Dim: 194 x 130 x 40 x 129

Prior Taxes: \$ 6,828

Water View: Canal

Year Built: 2002

MLS: C7485959

Listed By: RE/MAX HARBOR REALTY

Do your dreams include you buying a waterfront pool home in Punta Gorda, Florida with Gulf access? Wake up and come see this beautiful Burnt Store Isles home, and then make your dreams a reality! It is move-in ready and situated on an

oversized, tropical landscaped corner lot! Experience Florida style living from the moment you walk through the double front door entry and see the pool and canal setting in your backyard. Imagine the gorgeous SW Florida sunsets you will see from your own easy chairs! Bring your boat and tie it up to your concrete dock until you are ready to venture out to Charlotte Harbor and the Gulf of Mexico with sailboat access (no bridges). Concrete seawall maintenance is by the City of Punta Gorda and is covered by your annual property taxes. Want to SAVE ON HOMEOWNERS INSURANCE? Sellers have a November 2023 wind mitigation inspection certificate and are able to experience an annual savings of approximately \$5,000 on their homeowners' insurance. This home also features a light and bright, open great room floor plan with neutral tones, 3 very spacious carpeted bedrooms with lanai access through sliding glass doors from the owner's suite and one guest bedroom, 2 baths, 3-CAR GARAGE with plenty of room for your shiny toys and is equipped with a generator plug, whole house water softener system, a NEW TILE ROOF (2023), newer air conditioner (2019), newer pool pump and heater (2018), newer pool cage screens, and all new (Nov 2023) stainless steel kitchen appliances. Great room features tile floors, a built-in lighted entertainment wall and pocket sliding glass doors that open up to the oversized lanai and pool area. What a great place for a BBQ and pool parties while entertaining friends and family, or just enjoy yourself after taking a swim in your heated pool. The large kitchen offers a breakfast nook with an aquarium window overlooking the pool/lanai and canal views. There are plenty of granite counters, great storage in all the wood cabinets, under sink filtration system, a separate pantry closet, and a breakfast bar, sure to thrill the chef in the family with all the space. Owner's ensuite has 2 separate walk-in closets, linen closet, dual vanities, relaxing soaking tub and separate shower. Separate inside laundry room with washer, dryer, built-in ironing board, and laundry sink. Furnishings are negotiable! This home is located in popular Burnt Store Isles, a deed restricted boating and golfing community with city water and sewer, sidewalks, and a voluntary HOA with a low annual fee. You'll be within a short distance to the Twin Isles Country Club for golfing, Downtown Punta Gorda and Fishermen's Village for boutique shopping, countless unique dining experiences, weekend farmer's markets, food/live music/art festivals, parks, tennis, pickleball, and Punta Gorda Airport. Come and start living your new SW Florida lifestyle! Bedroom Closet Type: Walk-in Closet (Primary Bedroom).