

**2517 RIO GRANDE DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2604 A/C & 3827.00 Total

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

Prior Taxes: \$ 10,168

Water View: Canal

Year Built: 2011

MLS: D6134481

Listed By: PARADISE EXCLUSIVE INC

Welcome to the desirable community of Punta Gorda Isles nestled beside the beautiful waters of Charlotte Harbor! This GRAND 3 bedroom, 3 bathroom WATERFRONT HOME with a POOL offers direct sailboat access to the Harbor and the Gulf of Mexico with less than 5 minutes by boat out to open waters! Featuring 80 feet of waterfront living with a concrete dock and seawall just beyond

your sparkling pool and screened-in lanai! From the moment you walk through the front doors, you will feel the magnitude of the living space and all it has to offer! The home features a Custom Cherry Wood Library with a sliding ladder -- it doesn't get more magical than that! \*\*Additional UPGRADES worth noting include a 2023 Unified Steel Stone Coated Steel Roof, electrical roll down shutters, attic insulation, Reliance 50 AMP Generator outlet, new exterior paint including the pool cage, Carrier AC/Air Handler, AO Smith Whole House Water Filtration System, garage door motors as well as the backyard vinyl coated fence. Enjoy split floor plan living, volume ceilings and a separate utility room for your washer & dryer! Light & Bright! Have your morning coffee on the screened-in back lanai looking over your sparkling pool and beautifully landscaped lawn that leads down to the deep water canal out back! Punta Gorda Isles is minutes to local marinas, historic downtown Punta Gorda, Fisherman's Village, restaurants, shops, golfing, beaches, and much more. Schedule your private tour today!