

**1636 PALACE COURT, Port Charlotte, FL, 33980**

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1772 A/C & 2337.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 2,243

Water View:

Year Built: 2000

MLS: C7486854

Listed By: KW PEACE RIVER PARTNERS

AWESOME ASHTON with AMAZING ZEN/PRIVATE Lanai in the gated golf course/resort of Kings Gate, a 55+ community. This FULLY FURNISHED/TURNKEY house has an IMPRESSIVE amount of UPGRADES/UPDATES - including granite counters, pull out shelving upper & lower, stainless appliances, marble counter in master, marine decking around the lanai, decorative tile flooring in lanai, freshly landscaped, accordion shutters, 2022 ROOF and 2018 AC plus a finished floor in pull down attic for extra storage. WOW

- all you have to do is enjoy the dream retirement. The LANAI is UNBELIEVABLE - with a tropical and private feeling created by the lush landscaping - it provides and incredible EXPERIENCE. And with the marine decking surrounding the lanai you can enjoy the Zen like atmosphere from within or just outside the lanai. Step into this Ashton - and you'll be greeted by towering 13 foot ceilings - providing a bright airy atmosphere and a spacious living room. Move into the kitchen and even the most demanding of chefs will smile at the abundance of cabinet and counter space and two sinks with one on the island. No question though - that ZEN like lanai is going to demand your attention and time. Relax or entertain in an environment that your friends/family aren't going to want to leave. And with the guest bedroom/bathroom in the front right of the house with the master in the back right of the house there is plenty of privacy for both you and your guests. And if you haven't been to Kings Gate before - you're going to love the options for activity (Olympic size heated swimming pool and spa, tennis courts, PICKLE BALL, lawn bowling, shuffle board, bocce, horseshoes, gym, billiards, library, euchre, bingo, bridge, Texas hold em, poker, mahjong and more). The onsite Lions Den restaurant and bar is super convenient and also offers Tuesday night Karaoke and monthly trivia contests. Many residents love the fact that they are just a golf cart ride away from the Winn Dixie shopping plaza that provides you access to grocery store, drug store, bank, restaurants and shopping. Want to explore outside of Kings Gate - your minutes away from the restaurants and shops of downtown Punta Gorda and Fisherman's village - and even closer to the newly opened Sunseeker resort. And if you want to explore more of Florida's fun spots you're near I75 to quickly head north or south. An AMAZING home with an UNREAL LANAI and tons of updates in a PREMIER gated community is a must see. Call today for a private showing and a golf cart tour of the community/amenities.