

**1712 LASTINGHAM LANE, Port Charlotte, FL, 33980**

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1911 A/C & 2511.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 3,092

Water View: Pond

Year Built: 2009

MLS: C7487117

Listed By: KW PEACE RIVER PARTNERS

SPACIOUS - BRIGHT - AIRY open ASHTON floor plan in the gated golf cart/resort of Kings Gate, a 55+ community. Plenty of ROOM TO ROAM in this more than 1,900 sq ft home - with TOWERING 13 foot ceilings. LARGE living room/dining room combo that interact nicely with lanai, breakfast nook and the MASSIVE kitchen - with island that helps provide an ABUNDANCE of counters and cabinets. Guest bedroom is located to the front right of the home and features a bump out

bay window that once again helps provide that spacious feel. The large master is located to the back right of the home with a generous size walk in closet, dual sinks and separate tub and shower. In between the bedrooms is a den with French doors and a nice view of water. The lanai also provides a partial view of the 11th hole pond. ROOF from 2022 and hurricane protection for windows - plus GOLF CART INCLUDED. Furniture and some contents are negotiable if you want to make your move-in easy. 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 recently 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. A SPACIOUS ASHTON home on a corner lot with plenty of room to roam in a PREMIER gated community should be at the TOP of your list. Call today for a private showing and a golf cart tour of the community/amenities.