

**21277 EDGEWATER DRIVE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1718 A/C & 2240.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Lot Dim: 80 x 125 x 81 x 125

Prior Taxes: \$ 3,254

Water View: Canal

Year Built: 1981

MLS: C7487331

Listed By: RE/MAX ANCHOR OF MARINA PARK

Impressive WATERFRONT POOL HOME offers QUICK SAILBOAT access to

Charlotte Harbor and on to the Gulf of Mexico. This *FURNISHED* 3 Bedroom, 2 Bathroom home with attached 2 Car Garage features a Great Room, Dining Room, well appointed Kitchen, Family Room, Office and Inside Laundry. The spacious Great Room has a cathedral ceiling, tile floor and lots of natural light through large windows. The Kitchen features wood cabinets, granite counters, stainless French door refrigerator, stainless dishwasher, stainless range with gas cooktop and electric oven and a microwave. There is a pass thru to the Family Room. The Inside Laundry offers front loading washer and front loading dryer, laundry tub and cabinets. The air conditioned Family Room has a "Florida Room" feel with numerous windows and lots of natural light. The Master Bedroom suite offers Lanai access through French doors, walk in closet and private bathroom with long granite vanity, white cabinetry and walk in shower. There are two additional generous sized bedrooms with double closets and the guest Bathroom has a tub/shower combo, white vanity with granite counter. There is also an office off of the garage with a wall A/C unit. Your living space extends to the backyard and screened lanai and pool area with heated inground pool with waterfall, tropical plants and plenty of deck for sunbathing and entertaining. There are paver walkways and a delightful shed that looks like a cottage with a porch. Half of this building is used as an office with wall A/C unit and half is used for storage. Continue to the waterfront with 80 foot concrete seawall, davit, 16,000 lb Boat Lift and 42x12 wood dock. QUICK SAILBOAT ACCESS. Other features include lush tropical landscaping, sidewalk, tile flooring in the living areas and carpet in the bedrooms. *NEW ROOF 2022.....NEW POOL HEATER 2022* NO HOA. Utilities are county water and sewer. This home is 5 minutes from shopping, dining, medical care, entertainment, waterfront parks, 10 minutes to Charlotte Sports Park (spring training home of the Tampa Bay Rays). This home is perfect for the avid boater and fisherman, and those expecting lots of winter visitors!