

**15704 MELPORT CIRCLE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 4

Bathroom: 4 Full / 1 Half

Square feet: 2648 A/C & 4926.00 Total

Neighborhood: South Gulf Cove - Non-Waterfront, Port Charlotte

Lot Dim: 311 x 127 x 136 x 156

Prior Taxes: \$ 18,274

Water View: Canal

Year Built: 2013

MLS: D6134758

Listed By: COLDWELL BANKER REALTY

An exceptional location featuring two tip lots with 311 feet of seawall canal-front Gulf accessible property! The southwestern exposure overlooking the adjoining water views in every direction makes this a dream home. As you enter through the

wooden double glass doors, you see large round pillars leading into the formal living room. Entertaining is a breeze with indoor and outdoor living spaces that flow together when the large corner connecting doors slide into their pockets. The media living room is off the kitchen, with more glass sliders leading to the pool and cabana. The Porcelain tile floors run throughout the home with no carpet. The impressive gourmet kitchen features Granite countertops, reel wood cabinets, soft close drawers, a 12-foot-long breakfast bar, a walk-in pantry, and plenty of storage. Enjoy savory food inside the dining room or on the spacious covered lanai, which features two bar/summer kitchens with an adjoining cabana, making this a luxurious area, all fully screened! These wrap the sparkling pool that is heated, saltwater, pebble Teck with a built-in table/bench area and back jets! There is a dedicated pool bath and outdoor shower. The master suite is separated from the other three bedrooms. It has high trey ceilings and private sliding doors to the pool, lanai, and cabana. The oversized en suite bathroom features two vanities, a tiled roman shower, a garden tub, a large walk-in closet, and designer lighting. The split plan provides privacy; 2 of the guest bedrooms have built-in closets, and they have their own private en suite bathrooms. The 4th bedroom has a built-in closet and is not far from a full-sized guest bathroom. Outside, the multiple paved walkways lead all around the property. Meander to the water and enjoy the oversized concrete party deck, where you can relax above the canal and overlook the spacious adjoining waterway. Additional paved walkways lead to two boat lifts, 10,000 pounds and 12,000 pounds, with docks, electricity, and water nearby. The laundry room is roomy, with a utility sink and cabinets. The attached three-car garage is spotless, with epoxy flooring, shelving, and a utility sink. The additional detached garage has epoxy flooring, Powder-Coated Pro Series cabinets, a workbench, and upper storage. For additional convenience and efficiency, there is foam insulation in the attic of both the house and both of the garages, impact glass, monobloc plumbing, accordion shutters, 8-foot reinforced insulated garage doors, an irrigation system with two wells, beautiful sod, paver driveway, outside speakers, beautifully designed LED outdoor lighting and gutters. The furnishings, corner lot across the street, and the new boat can be purchased with a separate agreement.