

**116 COLONIAL STREET SW, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2305 A/C & 3031.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Prior Taxes: \$ 6,934

Water View: Canal

Year Built: 1984

MLS: C7487468

Listed By: RE/MAX PALM REALTY

Start living the SW Florida lifestyle now! This sailboat access saltwater canal waterfront pool home located in the Buena Vista community has four bedrooms, two bathrooms. Ceramic tile floors are throughout. No HOA, The kitchen, completely renovated in 2021, has stainless appliances, a double wall oven, dark

cabinets, granite countertops and a large island. The kitchen opens up to the family room, and the breakfast nook which has a view to the pool and canal. A separate living room area is located in the front of the house. The home has a split floor plan, so the primary and guest bedrooms are separated. The primary bedroom is roomy with double walk-in closets which lead into the primary bathroom with a walk-in shower. Both bathrooms underwent plumbing fixtures and toilet replacements in 2023. The lanai area is spacious with a pool and Pebble Tec resurfaced, pool deck pavers and pool heater installed and completed in 2021. The pool cage was replaced in 2022 and has two picture windows facing the canal. The unobstructed view is amazing! This home has more upgrades to include a roof 2023, dock boards, 6 impact windows installed in the family room, beds two, three and four in 2023 and the main electric panel upgrade 2021. The other windows and lanai have hurricane shutters. The grass in the front yard was replaced in 2023 with Florentine and the lawn sprinklers in 2017. This home is situated near The Port Charlotte Beach Park with amenities which include a fishing pier, boat ramp, beach, public heated pool, bocce ball, tennis/pickleball and basketball courts, play area, covered pavilion with grills, picnic tables and public restrooms. A boater's dream with quick no bridge water access from your dock to Charlotte Harbor which leads out to the Gulf of Mexico. Beautiful beaches, restaurants, shopping, golfing, resorts, and medical care are all close by. Viva la Buena Vida – Live the Good Life! Make sure to click on the Virtual Tour Link.