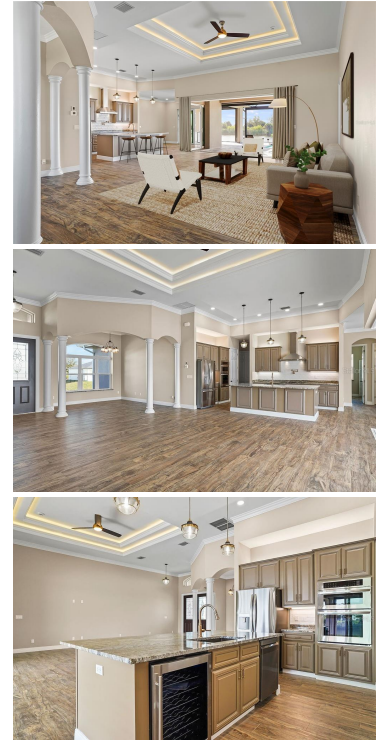


13329 LONGVILLE AVENUE

\$ 1,192,000



13329 LONGVILLE AVENUE, Port Charlotte, FL, 33981

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2485 A/C & 3617.00 Total

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

Lot Dim: 80 x 125

Prior Taxes: \$ 1,501

Water View: Canal

Year Built: 2024

MLS: A4598347

Listed By: KELLER WILLIAMS ISLAND LIFE REAL ESTATE

Builder has coordinated with professional dock company to ensure you can have a custom designed dock and boat lift built within 90 days of closing on this one-of-a-

kind home. Plus, he is giving you \$20,000 towards its construction. Don't settle for an existing basic dock – design your own custom - one-of-a-kind dock to meet your boating needs. This exceptional custom home, was designed like no other in the area, where safety, energy efficiency, and luxury were paramount. Nestled along the serene Santa Cruz waterway on sailboat water with coveted southern rear exposure, this residence promises an unparalleled living experience. As you step through the grand double door entry, you are greeted by soaring 12-foot volume ceilings and a breathtaking wall of zero-degree, 8-foot-tall sliding glass doors leading to your pool and double lanai. Designed to maximize the panoramic view of the expansive 250-foot-wide canal, this home offers unobstructed vistas. This custom home boasts exquisite architectural details, luxury finishes, custom wood cabinetry, and top-of-the-line amenities throughout. Natural light floods the interior, enhancing the panoramic waterfront views from every room of the 3500+ square feet of insulated indoor and outdoor living space. The kitchen seamlessly overlooks the dining area, great room, both porches, pool, and waterfront, creating a perfect setting for entertaining or enjoying intimate family meals with a view. The primary bedroom retreat exudes luxury with its tray ceiling, recessed LED lighting, dual walk-in closets with built-in cabinets, and a modern bathroom boasting a double vanity and a luxurious walk-through shower with multiple shower heads. Two additional bedrooms, each with its own bathroom, offer comfort and privacy for guests or family members. Outside, the expansive outdoor living space features two covered lanais, an outdoor kitchen with grill, a swimming pool with a saltwater treatment system, and a picture window pool cage. Electric roll-down hurricane screens protect the multiple sliding glass doors, while an energy-efficient hurricane-resistant metal roof and R-21 – 12" thick exterior walls ensure peace of mind during storms. With ample space for outdoor recreation and unparalleled views, this residence presents a rare opportunity to embrace the best of waterfront living in South Gulf Cove.