

**17389 OHARA DRIVE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2643 A/C & 3414.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 90 x 150

Prior Taxes: \$ 9,515

Water View: Canal, Lagoon

Year Built: 2020

MLS: C7487531

Listed By: COLDWELL BANKER SUNSTAR REALTY

LUXURY FOUND in this GORGEOUS 2020 Built 3 Bedroom, 3 Bathroom + Den, 3 Car Garage WATERFRONT CUSTOM POOL HOME with PRIVATE LONG WATER VIEWS and DEEP CANAL ACCESS to Charlotte Harbor and the Gulf of

Mexico. Enjoy beautiful curb appeal as you take in the NEW ROOF, upgraded landscaping, oversized driveway, and the on-trend exterior of this modern coastal home. Inside the custom glass front doors, you will be captivated by the long water views and open/airy interior of this open concept floor plan. Find 12' ceilings with boxed coffers or tray ceilings and custom trim/crown molding throughout and enjoy the 10' sliding glass doors that open to the lanai to bring those stunning sunset views inside. The gourmet kitchen is open and connected to the massive living room, with a large island, a separate bar area with extra cabinetry including lighted glass front upper cabinets, under cabinet lighting, and extra storage. Off the back side of the kitchen is a spacious pantry and mud room that connects to the oversized 3 car garage with epoxy floor, generator plug connection, sink, extra storage, and upgraded lighting. On the other side of the kitchen, find a large dining room with sliding glass doors to the summer kitchen/outdoor bar area with additional seating. On the left side of the home, two guest bedrooms with large walk-in closets await, with one guest bathroom in the hallway area for convenience and a second guest bathroom en-suite to the 3rd bedroom, with direct pool access, as well. Off the other side of the great room, find a large office/den/flex space, and a large primary suite with sliding door access to the lanai/pool/spa, with a stunning en-suite bathroom with large shower, spacious walk-in closet with custom cabinetry, and connection to the centrally located laundry room with extra cabinetry and storage. Outside on the lanai, find yourself captivated by the oversized heated saltwater pool with sun shelf and HUGE circular spa with waterfall tile. With separate seating areas under cover, that also have additional protection from storms with Kevlar roll down hurricane shutters, this extended space is ideal! Farther outside the lanai, the paver walkway connects to the new large 30' dock with Trex surface, covered boat lift with lighting, and great guest dockage. This home has it all, with extra sidewalks around the side of the home to the driveway, a well for irrigation/landscape, upgraded plantings, 90' of waterfrontage with a beautiful SOUTHWESTERN EXPOSURE, and has transferrable flood insurance currently only \$1187/year! Nearby to great shopping, restaurants, beaches, parks, golf, and more, this home is ideal for enjoying your imagined SWFL lifestyle, so schedule your showing today! Furniture and boat can be made available separately!