

**17031 GREAT HERON LANE, Punta Gorda, FL, 33982**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 0 Half

Square feet: 2205 A/C & 3134.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 500

Water View: Lake, Pond

Year Built: 2024

MLS: A4598501

Listed By: CHRISTOPHER ALAN REALTY, LLC

Under Construction. NEW CONSTRUCTION WITH WARRANTY! The Cypress delivers 2,205 sq ft of living space with upscale features like tray ceilings in the foyer, Great Room, dining area, and primary suite. The open-concept floor plan blends the great room, kitchen, and dining room into a large space ideal for entertaining or relaxing while you relish the indoor-outdoor lifestyle simply by opening a wall of sliding glass to the spacious screened lanai. With its stainless-steel appliances, a generous island, and a walk-in pantry, the kitchen caters to both the budding and accomplished chef. The sun-filled primary suite has two walk-

in closets and a private bathroom with tiled shower, dual-sink vanity, and linen closet. On the other side of the home, two guestrooms share a full bath while a third bedroom offers a quiet location for a home office, den, or retreat. This home boasts quartz counters in the kitchen & bathrooms, soft-close cabinets & drawers, epoxy garage floors, hurricane impact windows & doors, tile throughout main living areas, paver driveway & lanai, whole house gutter system, & so much more! Welcome home to Creekside Run, the newest gated enclave in Babcock Ranch, America's first solar-powered community. Residents will enjoy access to various amenities and conveniences within a charming small-town community that encourages outdoor activities and sustainable living. Spend your days basking in the sun at Creekside Run's private resident pool and playground, or enjoy miles of nature trails, events at Founder's Square, the pool & clubhouse at Lake Timber or Cypress Lodge, or kayaking on Lake Babcock, just to name a few. Renderings, pictures, & virtual tour are for display purposes only. Up to \$20k in special builder closing cost savings available when using preferred lender & title.