

**227 VENEZIA COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2489 A/C & 3451.00 Total

Neighborhood: Punta Gorda Isles, PGI New Sailboat, Punta Gorda

Lot Dim: 80 x 120

Prior Taxes: \$ 5,872

Water View: Canal

Year Built: 1986

MLS: C7487566

Listed By: KW PEACE RIVER PARTNERS

**BRING AN OFFER, MOTIVATED SELLER!! SAILBOAT ACCESS WATERFRONT**  
3 Bedroom, 3 Bathroom, 2 Car Garage, Pool home with a Family room on a  
CANAL with TWO PRIVATE DOCKS TEN (10) MINUTES TO OPEN WATER

located in Punta Gorda Isles. **CLICK ON VIRTUAL TOUR LINK 1 FOR THE VIDEO AND VIRTUAL LINK 2 FOR THE 3D TOUR.** This lovely home features a bright and airy floor plan, high & vaulted ceilings, **BREATHTAKING** water views, and **MUCH MORE!** Host unforgettable gatherings with a large living and dining room combo with a glass slider to the lanai for water-view dining. The kitchen offers **ALL** white appliances, plenty of cabinets for storage, tiled countertops & backsplash, a closet pantry, and a service window to the lanai. A large family room off the kitchen gives plenty of extra space for entertaining with built-in cabinets and a large glass slider for lanai access. The spacious master bedroom has a pool & canal view with **HIS & HERS** walk-in closets, a glass slider for lanai access, and a private en-suite bathroom with a dual sink vanity, linen closet, and a tub/shower combo. The guest rooms are on a split floor plan offering plenty of privacy. The second bedroom has a beautiful water view with a glass slider for pool access and a private bathroom with a tiled walk-in shower. The third bedroom has a built-in closet with a bathroom nearby. Expand your living and entertaining space to the large paver lanai perfect for sipping your morning coffee or unwinding with an evening beverage while you take in the **GORGEIOUS WATER VIEWS** and **BEAUTIFUL** Florida weather. Take a dip in the crystal waters of your private **PEBBLE TECH** pool with a built-in table with a seating bench & umbrella stand or soak up the sun rays on the fenced-in pool deck, complete with an outdoor shower. Set sail from your backyard with two (2) concrete docks both with power and water. There are two access points to Charlotte Harbor- Ponce De Leon inlet for Sailboat access or Tarpon inlet for motorboats. With **2023 METAL ROOF - 2 A/C UNITS - HURRICANE PROTECTION - TWO CONCRETE DOCKS W POWER & WATER.** Enjoy all the amenities that Punta Gorda has to offer such as biking, fishing, boating, dining, live entertainment, and much more! Close to Fishermen's Village, Ponce De Leon Park, Gilchrist Park, and Historical Downtown Punta Gorda. Also, minutes to award-winning beaches such as Englewood Beach, Manasota Key & Stump Pass to name a few!! Schedule your showing **TODAY!** Bedroom Closet Type: Walk-in Closet (Primary Bedroom).