

**2246 NUREMBERG BOULEVARD, Punta Gorda, FL, 33983**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2497 A/C & 3334.00 Total

Neighborhood: Deep Creek, Punta Gorda

Prior Taxes: \$ 8,429

Water View:

Year Built: 2002

MLS: C7487811

Listed By: COLDWELL BANKER REALTY

**SIGNIFICANT PRICE IMPROVEMENT - SELLERS ARE MOTIVATED - BRING OFFERS!!!** Here it is!! Situated on a double lot in Deep Creek and positioned for peace and tranquility, this four-bedroom two bath pool home checks all the boxes on your wish list, boasting a split floorplan and abundance of interior space, ideal for hosting large gatherings. Enjoy your mornings in the eat-in kitchen while

overlooking the pool or sitting at an oversized bar. As the kitchen is equipped with an abundance of cabinetry and open space you will enjoy prepping meals and entertaining and be 'part of the party' all while overlooking the great room (check out the ceilings). Placement of primary ensuite; private bath, dual sinks, soaking tub, and walk-in shower ensures complete privacy, while additional quarters are situated at the opposite end of the house. Additional features include reverse osmosis and saltwater system. Upon arrival the immediate curb appeal cannot be overlooked due to the oversized tandem driveway, side-load two car garage and pleasant landscaping. Why wait to build as this home has all the comforts and ready for its next residents. Shopping, dining, medical facilities, beaches, airports, and highways are all in proximity. New Roof Installed June 2023!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! Curb Appeal.... See comments & attachments..