

**8170 ARLEWOOD CIRCLE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2444 A/C & 3957.00 Total

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

Prior Taxes: \$ 8,002

Water View: Canal

Year Built: 2014

MLS: D6134908

Listed By: COLDWELL BANKER SUNSTAR REALTY

Your resort style living begins here with a seamless blend of interior and exterior designs. Nestled in a serene waterfront community, this home offers an idyllic retreat with its close proximity to pristine beaches. Situated on a true tip lot where three waterways intersect providing 160' on sailboat waterfront also features dock

and lift with electricity and water, this standout property offers expansive water views from every room. Sellers had this home positioned to allow for sun to cast warmth across outdoor living areas and to assist in forming colorful scenes from sunrise to sunset. Welcome to this stunning 4-bedroom home, a luxurious haven that seamlessly blends comfort, style, and energy efficiency. Nestled in a picturesque setting with expansive water views, this residence is a perfect harmony of design and natural beauty. As you approach the property, you'll be greeted by an extended herringbone pattern driveway leading to an enclosed entrance and attached 1000+ square foot garage also encompassing a mini-split system for heat and A/C providing ample space for your vehicles, storage, and workshop needs. The home is equipped with a multi-zoned A/C system and state of the art water heater ensuring not only a comfortable living environment but also a reduced ecological footprint. Step inside through the double entry front door with beautiful stained glass transom to discover a meticulously designed interior featuring four spacious bedrooms, each adorned with ample natural light. The heart of this home lies in this well appointed kitchen, equipped with stainless steel appliances and complemented by an outdoor kitchen for al fresco dining experiences. The large "L" shaped lanai invites you to relax and unwind, offering a tranquil setting to enjoy the breathtaking sunset lounge. Perfect for entertaining, the outdoor space includes a saltwater pool with a sunbathing shelf, inviting you to cool off while taking in the beauty of your surroundings. Open the multiple sets of sliders to create a bright and airy atmosphere accentuating the home's fine details. For those with a green thumb, an outdoor potting area provides the ideal space to nurture and cultivate your garden. The landscape is adorned with exotic vegetation, mature palms and garden ornaments, creating a serene and lush atmosphere that enhances the overall aesthetic of the property. This home is not just a residence; it's a lifestyle. From the thoughtful design to the breathtaking views, every aspect has been carefully considered to offer a luxurious and comfortable living experience. Welcome home to a retreat that captures the essence of modern elegance and embraces the natural beauty that surrounds it. This is a home the discernible buyer must view. Call today for your private showing. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).