

**15196 LYNEBURG AVENUE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 2 Half

Square feet: 5980 A/C & 7900.00 Total

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

Prior Taxes: \$ 25,867

Water View: Canal

Year Built: 2004

MLS: C7487925

Listed By: PEACE HARBOR REAL ESTATE INC.

Welcome to the epitome of waterfront luxury living in the prestigious South Gulf Cove Community! This Mediterranean-style architectural masterpiece is a true gem, featuring a stunning 4-bedroom, 5-bathroom, 3-car garage design and an impressive 160 feet of prime waterfront on a tip lot. From the moment you enter

through the remote-controlled iron gate, you'll be captivated by the granite-floored portico and a magnificent 12-foot Brazilian wood arched door, setting the tone for the opulence within. Step into a grand foyer adorned with granite and marble flooring, dramatic Corinthian columns, crown molding, plantation shutters, and soaring multi-level coffered ceilings with lowering chandeliers. Ascend the Travertine marble circular staircase to discover an ensuite guest room with a private balcony, a guest bath, and two additional guest rooms, one featuring its private balcony. The primary suite on the lower level is a private oasis, boasting a wet bar with a beverage fridge, an ensuite bath with dual sinks, a spacious tiled shower, a relaxing Jacuzzi spa, and two custom-designed walk-in closets. Two French doors open to the lanai, providing beautiful water views and filling the space with natural light. The formal living room showcases water views with a French door to the lanai and a fireplace crafted from Macedonian stone. Mahogany doors open to a lovely room with lanai access, perfect for additional space for guests or an office. The Chef's kitchen is a culinary delight, featuring granite countertops, a large breakfast bar, a substantial center island with storage, and top-of-the-line Viking appliances, including a fridge, a full-size wine refrigerator, a trash compactor, ice maker, gas stove, double oven, and a warming drawer. The walk-in butler's pantry boasts additional storage and a full-size fridge. A delightful dining nook offers the perfect setting to savor your morning coffee or invite your guests to an exquisite dining room for those more formal occasions. The spacious family room seamlessly connects to the lanai and pool, creating an ideal space for entertaining guests. The paver brick lanai is an outdoor paradise with ample seating, a heated pool, spa, and pool bath. Indulge in relaxation as you soak in the breathtaking views of the intersecting canals from the Trex dock. With the convenience of a 16lb & 10lb boat lift, you can embark on aquatic adventures. Whether you explore the picturesque canals or set sail towards the Gulf of Mexico, the possibilities for waterfront enjoyment are boundless. Anderson impact windows, a NEW roof, and a Generac whole-home generator ensure safety and peace of mind during storms. Located just minutes from dining, shopping, and entertainment options, this home offers quick access to Englewood Beach and nearby cities like Fort Myers and Sarasota. Take advantage of this opportunity to own a waterfront masterpiece with meticulous attention to detail and a prime location in the South Gulf Cove Community. Live the luxury waterfront lifestyle you've always dreamed of!