



## 1230 SWAN COURT, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1950.95 A/C & 2571.00 Total

Neighborhood: Punta Gorda Isles, PGI Bird Section, Punta Gorda

Prior Taxes: \$ 12,814

Water View: Canal

Year Built: 1985

MLS: C7488014

Listed By: BOUTIQUE HOME REALTY

Boasting 168 ft of CANAL FRONTAGE and a 10 minute boat ride to Charlotte Harbor, this stunning Punta Gorda Isles oversized TIP LOT home is a relaxing tropical oasis! Nestled in the sailboat section of PGI, this gorgeous COMPLETELY REMODELED 3 bed 2 bath POOL home sits on a quiet cul-de-sac with quick access to open water through Ponce Inlet or Buckley's Pass. A NEW METAL

ROOF (2023), NEW hurricane impact windows and sliders, irrigation system, lanai & landscape lighting, cement landscaping borders, variable speed pool pump, oversized concrete dock and a 10,000 lb. boat lift are just a few exterior features of this waterfront gem. Throughout the new open floor plan are wood look tile floors, 5 panel solid core doors, 5 inch baseboards, recessed lighting, Bali window treatments, and fresh paint. The spacious, open-concept kitchen is equipped with soft close cabinets, quartz countertops, LG appliances, Zephyr range hood, granite composite sink and an oversized island. The master suite features a large walk-in closet, new glass door walk-in shower and separate vanity. This split bedroom interior is perfect for privacy and entertaining. The two guest bedrooms include walk-in closets next to the guest bathroom with convenient lanai and pool access. A brick paved lanai offers an ideal outdoor living space including a 15' x 30' heated freshwater pool overlooking a breathtaking view of the water! Garage updates include epoxy floors, cabinets and work station, ceiling storage rack and fresh paint. Only a short ride to historic downtown Punta Gorda, Fisherman's village, golfing, shopping, fine dining, beautiful parks, and access to world class fishing and boating, this home is truly a Floridian paradise! Schedule a showing today!