

**7556 S BLUE SAGE, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1488 A/C & 2086.00 Total

Neighborhood: Burnt Store Meadows, Punta Gorda

Lot Dim: 120 x 60 x 120 x 101

Prior Taxes: \$ 1,004

Water View:

Year Built: 1996

MLS: C7488116

Listed By: POOLE REALTY GROUP, LLC

VERY NICE PRICE REDUCTION ON THIS WELL-MAINTAINED HOME IN BURNT STORE MEADOWS. A GREAT OPPORTUNITY FOR BOTH WINTER ESCAPE SEEKERS AND ANYONE LOOKING FOR A VERY NICE HOME IN A WELL-MAINTAINED COMMUNITY. Look no further! The roof was recently replaced and completed May 2020 and also the exterior was recently painted as

well. The interior features 3 bedrooms and 2 baths and with a split floor plan, with an attached 2 car garage. Open floor plan allows for entertaining as the kitchen is open to the living room that has a nice sized attached lanai. The kitchen has very nice stainless-steel appliances, lots of cabinets for storage, breakfast bar, as well as a dining area in the kitchen that's filled with natural light. Just off of the kitchen is good sized laundry room with even more cabinets for storage. The master suite is large and has a walk-in closet, tile floors and a nice on-suite bath. Bath has a walk-in shower, plenty of counter space with an area for makeup needs and also a linen closet. The second and third bedroom are off the living room for guest privacy. Bedroom 2 is a good size with wood look floors and a walk-in closet. The 3rd bedroom does have carpet and a walk-in closet as well. Both 2nd and 3rd bedrooms share a full bath with a tub/shower combo also with access out to the screened in lanai. This home has been priced right to sell and is located in a great neighborhood of Burnt Store Meadows. The Meadows are with-in the city limits of Punta Gorda. Talk about a perfect location, close to the historic town of Punta Gorda. The town offers so much to do, convenient to shopping, many restaurants and bars. The winters here allow for many outdoor activities, arts and craft shows, boat shows and car auctions. Many walking trails for exercise and wildlife viewing all along the beautiful Peace River. There are many parks in and around town on the Peace River and Charlotte Harbor that you can enjoy, or head out for a day of golfing at one of many local golf courses. One of best things to do is visit Fishermans Village. "Fishville" as the locals call it has several restaurants and bars along with MANY shops for your shopping fix. Or if you're waiting for your spouse to finish shopping enjoy a cocktail overlooking the water. If want something to do, try heading to TT's Tiki Bar that is also located on the waterfront. Make sure to visit one these venues around sunset. SW Florida is known for its STUNNING SUNSETS, and they are best viewed along Charlotte Harbor or the Peace River. If you are looking for your own place in the sun, "Come for a visit and stay for a lifetime" is my favorite saying. Come and grab your own "Little piece of Paradise" in SW FLORIDA.