

**4327 LISTER STREET, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1711 A/C & 2679.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Lot Dim: 100 x 125

Prior Taxes: \$ 4,411

Water View: Canal

Year Built: 1967

MLS: C7488172

Listed By: RE/MAX ANCHOR OF MARINA PARK

Delightful WATERFRONT home offers QUICK SAILBOAT ACCESS to Charlotte Harbor and on to the Gulf of Mexico. Located on a quiet street yet two minutes

from all amenities. Don't let the age fool you! This home has beautiful design features throughout including original terrazzo floors in the Kitchen and 2 bedrooms. This light and bright home offers a Great Room, well appointed Kitchen, large Family Room, large Inside Laundry Room, 3 Bedrooms, 2 full Bathrooms and attached 2 Car Garage. The Great room features separate Dining Room and Living room areas, lots of natural light and wood laminate flooring. The Kitchen has a cooktop with hood, Refrigerator, dishwasher, breakfast bar, stainless farmhouse sink and white cabinetry. The Kitchen opens to the 24x12 Family Room in the rear of the home. The Inside Utility has front loading washer and dryer, large storage closet and plenty of additional space for cabinets or storage. There are three generous sized bedrooms with great closet space. The Master Bedroom has a private bathroom with walk in shower and vanity with vessel sink. The guest bathroom has a tub/shower combo. Your living space extends via French doors to the 24x12 screened Lanai with tile flooring. Continue to the waterfront with concrete seawall, covered wood dock and boat lift. Utilities are public water and public sewer. NO HOA. This home is minutes from shopping, dining, medical care, entertainment, Port Charlotte Beach Complex with tennis courts, basketball courts, playground, bocce courts, volleyball courts, HEATED SWIMMING POOL and more. Only 15 minutes to the Charlotte Sports Park, spring training home for the Tampa Bay Rays. This home is the Florida lifestyle at its best!