

**92 COLONY POINT DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1380 A/C & 2000.00 Total

Neighborhood: Punta Gorda Isles, PGI Old Sailboat, Punta Gorda

Lot Dim: 80 x 120

Prior Taxes: \$ 5,446

Water View: Canal

Year Built: 1975

MLS: A4600385

Listed By: KELLER WILLIAMS ISLAND LIFE REAL ESTATE

Nestled in the prestigious sailboat section of Punta Gorda Isles, with no bridges to navigate, this exquisite home promises an unmatched waterfront lifestyle. Just 3 minutes from the Harbor, it features a newly rebuilt 20,000-pound boatlift (2022/23), a 69-foot concrete dock with brand new pylons, ensuring direct access

to open water. The property boasts a large, private backyard enveloped in lush landscaping, creating a serene oasis. Inside, find two large bedrooms with spacious closets, plus a versatile additional room—ideal as an extra bedroom, office, or den. The kitchen is a chef's delight with a new Bosch dishwasher (2023), reverse osmosis, handcrafted solid wood beaded board cupboards, and extensive storage. Comfort is guaranteed year-round with an air conditioning system replaced in 2019, cleaned and inspected in 2024, and a new smart Honeywell thermostat installed in 2024. High impact hurricane glass throughout the home eliminates the need for shutters. Rebuilt from the slab in 2006 by a New England builder, this home offers a modern open concept design for seamless flow and ease of entertaining. Additional features include a solar panel heated pool, a garage with extensive storage and workstations, and custom-made draperies. Savor breathtaking sunrises from the east-facing lanai and dock, and spectacular sunsets nearby on the harbor. Just a mile from Ponce de Leon park/beach, this home is a true testament to luxury living in Punta Gorda Isles. Out your door to the right two minutes to the open harbor for spectacular sunsets! This move-in ready home is a turnkey solution to "Living the Dream!" Short walk to Ponce De Leon Park/beach. Mile to Fisherman's Village, 2 miles to downtown Punta Gorda shops and restaurants. Tennis and pickleball at nearby Gilchrist Park on the Charlotte Harbor. Checkout the interactive walkthrough tour: [https://www.zillow.com/view-imag/df360f66-ff3e-4c03-8890-7c89898f9fb3?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imag/df360f66-ff3e-4c03-8890-7c89898f9fb3?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard) Living room with TV and TV Stand, Dining room and Bedroom furniture convey with sale if wanted. Flood insurance transferable.