

**2565 CANNOLOT BOULEVARD, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1389 A/C & 2238.00 Total

Neighborhood: Port Charlotte, Rock Creek - Powerboat Access

Lot Dim: 80 x 125 x 80 x 125

Prior Taxes: \$ 4,214

Water View: Canal

Year Built: 1974

MLS: C7488734

Listed By: RE/MAX HARBOR REALTY

WATERFRONT HOME IN PORT CHARLOTTE W/NEW ROOF**, FLORIDA FRIENDLY LANDSCAPING & HUGE, MULTI-LEVEL DOCK W/BOAT LIFT. Check out this 3 bed/2 bath, split bedroom home w/pool or canal views from**

almost every room. Sliders from three rooms open to the large lanai extending the living space outside. Inside, the home has been updated w/CHEF'S KITCHEN & NEW FLOORING (new carpet in living room & bedrooms, new wood-look tile entry & master bath + wood-look luxury vinyl tile in kitchen). The kitchen boasts updated Whirlpool appliances, beautiful quartzite counters, mosaic tile back splash, wood cabinetry & under cabinet lighting. The range has an ornamental tile back splash & stunning new hood w/multiple fan levels & lights to illuminate the cook top. The master suite has direct access to the lanai, a large walk-in closet plus a private, updated master bath w/glass-enclosed shower & rainfall shower system w/multiple shower heads/jets. The split bedroom layout boasts generously-sized guest bedrooms that share a guest bath. Outside, the oversized lanai & pool deck surround an in-ground, heated pool. Plenty of room for outdoor entertaining. Relax in the shade of the covered seating area or soak up some Florida sun poolside. The backyard offers a shed for additional storage and an OVERSIZED, MULTI-TIER DECK/DOCK constructed of composite, wood & concrete. The lowest level of the dock features a 10,000 lb boat lift. Electric & water hook-ups are available dockside. Keep your boat docked in your backyard. Other amenities include partial hurricane protection from several NEW, IMPACT-RESISTANT WINDOWS, an attached 2-car garage w/NEW reinforced garage door, NEW electrical panel, newer septic (replaced since 2018), & NEW double entry front doors. Home is located in growing area of Port Charlotte that is close to restaurants, shopping & medical centers yet off the beaten path w/not a lot of street traffic. Minutes to numerous parks, county fairgrounds or Charlotte County Sports Complex - the Spring Training home of the Tampa Bay Rays. Make your Florida dreams come true! Claim your spot in paradise today.