

**4431 GARDNER DRIVE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2699 A/C & 4349.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Lot Dim: 100 x 125

Prior Taxes: \$ 11,468

Water View: Bay/Harbor - Partial, Canal

Year Built: 2006

MLS: C7488919

Listed By: RE/MAX HARBOR REALTY

Step into a realm where luxury meets the serene beauty of waterfront living in this exquisite Thornberry custom-built masterpiece, poised for immediate sailboat access onto Charlotte Harbor. This esteemed home stretches across a 100 ft of waterfront and is adorned with a 10' x 40' wooden dock, featuring a 10,000 lb covered boat lift with electric and water amenities, inviting you to a paradisiacal retreat where expansive views and sunsets over Charlotte Harbor become your

daily backdrop. Designed with a lavish Key West flair, the home greets you with its enchanting tropical curb appeal, a driveway and walkway of elegant brick pavers leading to the grand entrance with a welcoming front porch with Harbor views. Inside, the allure of sophistication continues with an open floor plan, soaring ceilings, ornate crown molding, porcelain tiles, and imposing 10' ceilings accented by 8' solid core doors. The kitchen, a masterpiece of design, features 42" custom wood cabinetry, luxurious granite countertops, a built-in oven, and a five-burner stove atop a cooking island. A grand room with a wood-burning fireplace offers a serene space to revel in panoramic views, while an adjacent BONUS den/office/4th bedroom with french doors and its own full en-suite bathroom adds versatility to the layout. Outdoor living is redefined on the brick paver screened lanai, featuring a large pool equipped with a new 2019 variable speed pump and heater, promising endless relaxation and entertainment. Ensuring your peace of mind, this sanctuary is equipped with hurricane impact windows throughout. Situated to maximize your enjoyment of Charlotte Harbor's world-class fishing, boating, and sailing opportunities, this home is merely a short boat ride away from the best dining and entertainment in Punta Gorda and Port Charlotte, including the new Sunseeker Resort. With close proximity to Port Charlotte Beach, premier shopping, and effortless access to US 41 and Punta Gorda Airport, this home is a beacon of luxury and convenience. Embrace the sunshine and the luxurious lifestyle that awaits.