

**2750 RIO COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1818 A/C & 2810.00 Total

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

Lot Dim: 80 x 120 x 80 x 120

Prior Taxes: \$ 10,792

Water View: Canal

Year Built: 1977

MLS: C7489034

Listed By: RE/MAX HARBOR REALTY

WATERFRONT HOME IN PGI W/80 FT OF SEAWALL & VERY QUICK, SAIL ACCESS - Check out this 3 bed/2 bath, waterfront home in Punta Gorda Isles that offers extremely quick, deep water, sailboat access to Charlotte Harbor & beyond.

Move-in ready home has been freshly painted inside & out. Home has lots of natural light thanks to large, picture windows and/or sliding glass doors in most rooms. Flooring is a mix of wood-look tile planks in living room, dining room & master bedroom plus wood-look laminate in the remaining rooms. Interior layout features an L-shaped living room & dining room plus a separate family room w/updated kitchen connecting dining room & family room. SO MUCH POTENTIAL HERE. The kitchen boasts updated stainless steel Samsung & Bosch appliances, granite counters w/a pass-through counter to the lanai & a large farmhouse sink w/pull-out spray faucet. The family room offers a wet bar w/granite counter & additional cabinetry. The split bedroom layout has large bedrooms including the owner's suite w/private bath, oversized walk-in closet & walk-out access to the lanai. Master bath has central vanity & tiled shower. Two guest bedrooms each offer large closets & share the guest bath. Three sets of sliding glass doors open to the lanai extending the living space outside. Relax out here while enjoying the tranquil canal view. An extended concrete dock w/SlideMoor is located in the backyard. Water hook-up available dockside. Keep your boat docked just steps from your backdoor. Reach open water in mere minutes. Take advantage of direct, sail access to Charlotte Harbor where you can enjoy some of the best fishing & boating in SW Florida. Other amenities include an attached two-car garage, hurricane protection, large interior laundry room w/additional storage cabinets & utility sink plus NEW A/C in 2018. In addition to boating & golf, the city features a vibrant music & art scene w/frequent festivals & bazaars downtown. There's something for everyone. Join the voluntary PGI Civic Association and connect w/others who share your interests & hobbies. Discover for yourself the relaxed yet active lifestyle that awaits in Punta Gorda.