

**17032 OHARA DRIVE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2256 A/C & 3066.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 80 x 125

Prior Taxes: \$ 825

Water View: Canal

Year Built: 2011

MLS: C7489045

Listed By: RE/MAX HARBOR REALTY

SAILBOAT WATER and STUNNING SUNSETS AWAIT YOU! Seller offering \$10,000 credit to buyer at closing. Welcome to your waterfront oasis in the Manchester Waterway neighborhood! NO HOA! COUNTY WATER & SEWER! Assumable Flood Policy Available! This stunning Sailboat Waterfront home on

desirable Ohara Drive, invites you to experience the best of coastal living with its array of enticing features. With NO BRIDGES, your maritime adventures are unrestricted from this location. Boating enthusiasts will rejoice with not just one, but 2 boat lifts available that include a 35,000lb SAILBOAT LIFT and a smaller 4,500lb lift, making it a breeze to set sail and explore the serene waters of Boca Grande, Captiva, Pine Island and the Gulf of Mexico. Think about the convenience and safety of having your sailboat on a lift versus setting in the water! Enjoy picturesque views of the long canal from your backyard, offering a sense of tranquility and relaxation. Step outside to your paver-covered lanai facing northward, providing the perfect respite from the summer heat. Take a dip in the heated pool or simply unwind while admiring the breathtaking sunsets from your covered front porch with stone finish. Nature lovers will appreciate the shallows and mangroves surrounding the property, offering plenty of action for fishermen. Whether you're sailing your yacht, cruising with your power-boat, or drifting with your kayak, the possibilities for adventure are endless. Built in 2011, this 2256 sqft abode exudes modern charm with plank tile flooring, quartz countertops, and craftsman-style stonework on the front of the home. The kitchen is a chef's delight, featuring two pantries, a kitchen island, and plenty of counter space for entertaining. The office/den has a closet can easily transition into a 4th bedroom, complete with a convenient Murphy bed system. Additional highlights include a 4-zone Orbit irrigation system controllable from your mobile device, hurricane shutters for home and a reinforced garage door for storm safety and features a 2021 myQ garage system. With spacious interiors flooded with natural light and thoughtful touches throughout, this waterfront retreat epitomizes the Florida boating lifestyle. Don't miss out on the opportunity to make it yours!