

**1700 LOS ALAMOS DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 3165 A/C & 4645.00 Total

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

Lot Dim: 40 x 157 x 187 x 110

Prior Taxes: \$ 11,198

Water View: Canal

Year Built: 2001

MLS: C7489097

Listed By: KW PEACE RIVER PARTNERS

Looking for a unique expansive water view in PGI that is NOT on the Harbor? Look no further! Oversized tip lot on intersecting canal overlooking the rim canal but not ON the rim canal. Get a birds' eye view of the boat traffic without forfeiting your privacy while you lounge by the pool. It is a boater's dream with 187' of sea wall, a 45' dock with power and water, and a perfect CENTRAL LOCATION between Ponce Inlet and Buckley's Pass! The sellers are the original owners and

worked with Towles Construction to design and build the home to their specifications. Over the years, this classic home has been upgraded and updated with top of the line features including, oak hardwood flooring, panoramic pool cage with extra elevation, Gorilla garage flooring, flat tile roof, upgraded landscape lighting, fully paved and newly refinished paver drive, and custom Cypress ceilings in the Entry and Lanai just to mention a few. Custom faux paint accents in the master bedroom, dining room and great room add a special touch of grace to an already perfect split bedroom floor plan. The main living areas are spacious and open to the lanai via the signature zero corner sliding doors. The aquarium window in the dinette overlooks the beautiful Infinity pool and canal. The extended lanai sports a summer kitchen and extra lounging space on one end of the pool and another lounging area on the opposite side near the dinette and guest wing and pool bath. The huge master bedroom opens to the pool via slides and features an accent faux painted wall and ceiling. Privacy with a view is further provided by the remote-controlled shades. Not so obvious features include a brand-new flat tile roof, wiring for a full home generator, full hurricane protection (a combination of impact glass, Storm Smart shades, and accordion shutters), 2 water heaters, central vac system, zoned A/C, and the list goes on! A full Feature List is available upon request. Make an appointment today to fully appreciate the welcoming curb appeal and beauty of this home!