

**104 GRAHAM STREET SE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2834 A/C & 4268.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Prior Taxes: \$ 4,525

Water View: Canal

Year Built: 1974

MLS: A4601993

Listed By: COLDWELL BANKER REALTY

**BIG PRICE IMPROVEMENT!!! SPACIOUS, 3/2 WATERFRONT HOME LOCATED IN THE QUIET, CLEAN NEIGHBORHOOD OF BUENA VISTA. BEST KNOWN FOR IT'S BEAUTIFUL BEACHES & NATURE PARKS. YOU WILL LIVE LIKE YOU'RE ON VACATION WHILE BEING CLOSE TO ALL THE THINGS THAT MAKE FLORIDA ONE OF THE MOST DESIRABLE PLACES TO LIVE IN**

THE WORLD! SITUATED ON SAILBOAT WATER, THERE'S EASY ACCESS TO CHARLOTTE HARBOUR & THE GULF OF MEXICO JUST MINUTES AWAY FROM WORLD CLASS FISHING. YOUR BOAT(S) WILL GET A COMPOSITE 3 LEVEL DOCK WITH 2 BOAT LIFTS (9,000 LB & 2,500 LB) OR JUST HOP IN A KAYAK & PADDLE AROUND! WHILE ON LAND YOU'LL BE CLOSE BY TO RESTAURANTS, SHOPPING, THE BRAND NEW SUNSEEKERS RESORT, FISHERMANS VILLAGE, MANASOTA BEACH, SCHOOLS, DOWNTOWN & PORT CHARLOTTE BEACH PARK. NOW LET'S TALK ABOUT THE HOUSE, 2834 SQ. FT. PLUS, 3 BEDROOMS PLUS AN OFFICE. LARGE COVERED LANAI THAT LEADS TO A PRIVATE ENCLOSED POOL. THE FIRST THING YOU WILL NOTICE IS THE BEAUTIFUL METAL COPPER COLORED GALVALUME ROOF THAT HAS ICYNENE COATING UNDER STANDING SEAM CONSTRUCTION FOR MAXIMUM INSULATION AND HELPS TO REDUCE ENERGY COSTS. LARGE CIRCULAR DRIVEWAY, OVERSIZED 2 CAR GARAGE & MATURE LANDSCAPING. THIS SPACIOUS HOME GIVES YOU PLENTY OF ROOM FOR ENTERTAINING. CROWN MOULDING THROUGHOUT. THERE'S A LARGE LIVING ROOM WITH JUST THE RIGHT SPOT FOR A GRAND PIANO OR JUST ABOUT ANYTHING ELSE YOU COULD IMAGINE. BILLIARD ROOM THAT CAN BE A DINING ROOM. FROM THERE, YOU'LL HAVE A PERFECT VIEW OF THE SCREENED IN LIGHT FILLED COURTYARD FEATURING A BEAUTIFUL WATER FOUNTAIN IN THE CENTER. THE WINDOW FILLED KITCHEN FEATURES STAINLESS STEEL APPLIANCES INCLUDING A GAS RANGE, GRANITE COUNTER TOPS & A WALK IN PANTRY. ANOTHER GREAT FEATURE IS THE SPLIT BEDROOM PLAN THAT GIVES BOTH YOU & YOUR GUESTS PRIVACY. THE OWNERS SUITE HAS OVERSIZED WALK IN CLOSET & AN EN-SUITE FEATURING A JETTED TUB. A DEDICATED TANKLESS WATER HEATER PROVIDES INSTANT HOT WATER FOR THE PRIMARY BATHROOM. YOU'LL APPRECIATE THE EXTRA-LARGE & LONG WALK-IN CLOSET WITH ATTIC ACCESS. THE THIRD BEDROOM IS CURRENTLY SET UP AS AN OFFICE THAT'S CONVERTIBLE TO AN ADDITIONAL BEDROOM VIA A ROOM DIVIDER. ENTERTAINING IS A BREEZE WITH THE LARGE (830 SQ. FT) COVERED & SCREENED IN LANAI & BAR THAT FACES A PRIVATE COURTYARD & ENCLOSED PRIVATE POOL. PRICED BELOW MARKET VALUE, IT'S THE MOST HOUSE FOR THE MONEY IN THE NEIGHBORHOOD!