

**24465 MANCHESTER TRAIL, Port Charlotte, FL, 33980**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1662 A/C & 2326.00 Total

Neighborhood: Kings Gate, Port Charlotte

Lot Dim: 96 x 91 x 51 x 99

Prior Taxes: \$ 3,059

Water View:

Year Built: 2006

MLS: C7489130

Listed By: RE/MAX ANCHOR REALTY

Welcome to Kings Gate and this Beautiful 3 bed/2 bath Bristol model Home!

Located on the Golf Course with Serene Views from Most Rooms. Entertain in this Open Floor Plan with Modern Kitchen Upgrades including Soft Close Cabinets with Crown Molding Tops, Custom Wine Rack over the Dry Bar/Coffee Station, Gorgeous Granite Countertops and Designer Backsplash! There's Plenty of Room in the Spacious Tiled Living and Dining Areas and the Wonderful Breakfast Nook Overlooking the Golf Course with Extra Seating at the Breakfast Bar! Relax in the Owners Bedroom Suite with Calming, Lush Views and the Ensuite Bath with a Soaking Tub, Separate Shower, Water Closet, Double Sinks and a Huge Walk In Closet! Plenty of Room for Family and Friends with the Inviting 2nd and 3rd Bedrooms and Guest Bathroom. The 4 Season Florida Room is a Great Place to Relax Year Round and Enjoy the Peaceful Surroundings! There is a Bonus 35 foot Paved Patio right outside of the lanai for anytime BBQs or just sitting in the Fresh Air! AND THE AMENITIES are 2nd to NONE!! Enjoy the Spectacular Heated Pool and Spa, Tennis Courts, Bocce Ball, Shuffle Board, Fitness Center, Billiards, Library and Much More!! Also, the Lions Den Restaurant, Golf Course and Golf Shop in the Wonderful Gated Community of Kings Gate. Nearby to Shopping, Restaurants, Fishing, Boating and Beautiful Gulf Beaches!! also, I-75 and US41 DON'T WAIT TO CALL THIS HOME!! New Roof in 2020, A/C in 2020, Water Heater in 2023, Accordion Shutters in 2019 and a Golf Cart to boot!!