

**3246 ANTIGUA DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2673 A/C & 3093.00 Total

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

Prior Taxes: \$ 8,698

Water View: Canal

Year Built: 1993

MLS: C7489214

Listed By: COLDWELL BANKER SUNSTAR REALTY

BEAUTIFUL WATERFRONT POOL HOME WITH 75' Concrete Dock with 7' DRAFT (Dredged for Large Yacht), 5 Minutes to Charlotte Harbor with NO BRIDGES, a NEW STANDING SEAM METAL ROOF, FULL HURRICANE PROTECTION, UPGRADES including full real wood custom cabinetry with soft close and pull out drawers, quartz counters, plantation shutters or Hunter Douglas

Luminette blinds throughout, 2 updated TRANE AC units with fresh air exchangers, whole home water filter system, updated pebble tech finish on pool, and many more beautiful updates! From the exterior, enjoy a paver driveway with upgraded landscaping and beautiful curb appeal, noticing the new metal roof. Enter the custom glass doors to the large foyer open to the formal dining room with cove lighting/tray ceilings to the right and the large great room w a large electric fireplace with back LED lighting, with custom stone/tile work and beautiful pool and long water views beyond the pocket sliding glass doors! To the left of this area is a potential 4th bedroom, currently used as an office with built in cabinetry, and the spacious primary suite that takes up the entire left side of the home! The bedroom is spacious and has lovely water views and a seating area, along with dual walk-in closets, a private toilet/sink area & dual sinks, a separate soaking tub and glassed shower, recently remodeled. On the opposite side of the great room, enjoy an updated kitchen, also with updated cabinetry with glass fronts, Bosch & Kitchen Aid appliances, a large breakfast bar, and beautiful dinette area overlooking the water. On the right side of the home, find a large 2 car garage with epoxy flooring and extra cabinetry/storage, and a FABULOUS layout, with two large guest bedrooms with a shared updated guest bathroom near the exterior door leading to the pool, and a HUGE den with windows overlooking the long water view and sliding door access to the pool. The laundry room is also tucked away in this area. Outside enjoy a spacious covered lanai that has electric roll down hurricane shutters for convenience, an remodeled pool/spa with upgraded finish & variable speed pump. Down at the dock prepare to be WOWED with the best large vessel dockage in Punta Gorda Isles including a Keesling dock with extra tall concrete pilings, water & 30 & 50 AMP service, a heavy duty Slidemoor system, and extra deep dredging, with a 75' dock and 85' of city maintained concrete seawall, minutes to open water! This home has it all and is priced to sell, nearby to all things Punta Gorda, including great golf, shopping, restaurants, the PGD airport, and more! Be sure to ask for full features sheet Schedule your showing today!