



## 1236 SWAN COURT, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2123 A/C & 3114.00 Total

Neighborhood: Punta Gorda Isles, PGI Bird Section, Punta Gorda

Prior Taxes: \$ 12,399

Water View: Canal

Year Built: 1988

MLS: A4602494

Listed By: WATERSIDE REALTY LLC

This stunning 3 bedroom, 2 bath home boasts a bright and airy design, complete with a spacious saltwater pool & a 70' concrete dock with a 2023 new 14,000# boat lift, a shore power pedestal with 110 & 220, 30 amp service. Nestled on a tip lot at the end of a cul-de-sac, the paver brick driveway & charming front entry create a captivating first impression. The well-designed floor plan offers both

comfort & privacy, with ample space for you, your family, & guests. The highlight of the home is the expansive pool area with a covered lanai, perfect for entertaining and relaxation. With its desirable western exposure, this pie-shaped tip lot provides breathtaking sunset views. When you're not enjoying the pool, head down to the dock for a boat ride or indulge in some paddle-boarding, kayaking, or fishing in the canal. Only a 10 minute boat ride to harbor through Buckley Pass & sailboat access with no bridges to the the harbor! Recent upgrades include a brand new metal roof with gutters and downspouts in 2024, new carpet in guest bedroom 2024, new landscape in 2023, new HVAC system in 2022, new pool pump & pool heater in 2021, complete interior painted in 2020. The home is equipped with hurricane shutters, including remote-controlled roll-down shutters & accordion shutters, ensuring peace of mind during storms. Located in the charming town of Punta Gorda, you'll have easy access to fantastic fishing, shopping, dining, and all the wonderful amenities the area has to offer.