

**16615 ACAPULCO ROAD, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2290 A/C & 2856.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Prior Taxes: \$ 2,822

Water View:

Year Built: 1983

MLS: C7489490

Listed By: POOLE REALTY GROUP, LLC

HUGE PRICE REDUCTION, OWNERS ARE MOTIVATED, SO BRING THEM AN OFFER....IF YOU ARE LOOKING FOR A WELL-MAINTAINED POOL HOME!! THIS HOME PRETTY MUCH HAS IT ALL. SO PLEASE MAKE THE TIME TO SEE THIS POOL HOME IN THE DESIRABLE COMMUNITY OF BURNT STORE LAKES. SELLER IS OFFERING A ONE YEAR HOME WARRANTY TO THE

BUYER AT CLOSING. The 3 bedroom, 2 bath, single family home features a new roof in 2023 and heated pool that was new in 2017. The owners have recently undertaken numerous renovations, including the installation of brand-new ultra-luxury vinyl flooring throughout along with new baseboards, contemporary interior doors, and modernized bathrooms with fresh vanities. These enhancements have significantly transformed the entire interior of the home. The lighter flooring, in particular, has brightened and enriched the home's appeal. The seamless flow from the living room to the dining area and into the expansive Florida room creates an inviting atmosphere upon entry. This residence provides abundant space for all your entertainment needs. It boasts a kitchen equipped with contemporary slate stainless-steel appliances, a tiled backsplash, and granite countertops, complete with a cozy breakfast nook. A split floor plan situates the master bedroom on one side, with the other two bedrooms located on the opposite side. All bedrooms are generously sized, and the complete interior has been recently painted. The deed-restricted community of Burnt Store Lakes provides a variety of activities for residents. The community park includes a playground, and monthly potlucks are organized throughout the winter months. Additionally, there is a canoe/kayak launch ramp exclusive to residents, leading to Burnt Store Marina and offering direct access to Charlotte Harbor. Burnt Store Lakes boasts eleven freshwater lakes teeming with various fish species; catch and release fishing is encouraged. For wildlife enthusiasts, the area is a haven for birdwatching, including sightings of majestic Bald Eagles and their nests. The hoots of resident owls and the screech of Ospreys are common sounds in this vibrant ecosystem, which hosts an abundance of birds and wildlife. This community is located just south of the historic town of Punta Gorda, which boasts an abundance of shopping options and numerous restaurants. A short drive away lies Fisherman's Village, affectionately known as 'Fishville' by locals. Situated right on Charlotte Harbor, Fisherman's Village offers a variety of local shops and several restaurants that host live music nearly every weekend. Southwest Florida is renowned for some of the most stunning sunsets, and there's no better way to conclude your day than by enjoying a cocktail or glass of wine while watching the sunset. Just a stone's throw from Burnt Store Lakes, you'll find Burnt Store Marina, featuring two on-site restaurants, a 27-hole executive golf course, and over 500 in-water slips, as well as stack boat storage, both indoors and outdoors. Did I mention that both the Lakes and Marina are golf cart friendly? One of my favorite sayings is, 'Come for a visit and stay for a lifetime.' You may find yourself enamored with the area and the charming city of Punta Gorda and never want to leave. Perhaps it's time to claim your own little piece of paradise."