

**4440 GRASSY POINT BOULEVARD, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 4

Bathroom: 4 Full / 2 Half

Square feet: 4112 A/C & 6322.00 Total

Neighborhood: Edgewater - Sailboat Access, Grassy Point, Port Charlotte

Prior Taxes: \$ 10,581

Water View: Marina

Year Built: 1995

MLS: C7489561

Listed By: COLDWELL BANKER SUNSTAR REALTY

Incredible pool home with a DEEDED DOCK in the NEWLY FORMED GRASSY POINT YACHT CLUB (with other yacht club reciprocity) with a NEW ROOF, NEW INTERIOR REMODELING INCLUDING PAINT, FLOORING, LIGHTING, MOST APPLIANCES, QUARTZ COUNTERS, CUSTOM CABINETS, NEW GAS SPA HEATER, NEW LANDSCAPING and so much more! Enjoy an oversized corner lot

on a dead-end street, with beautiful curb appeal, 2 separate driveways, perfect for entertaining, and an oversized 4 car garage with loft storage and a workshop space. From the front circular driveway with views of the marina, enter the beautiful covered double front door to the spacious foyer with a beautiful Murano glass chandelier open to the large living room with fireplace, built-in cabinets and French doors out to the massive and private pool/spa/lanai area and fenced backyard. In the front of the home, enjoy a massive formal dining room, with a matching Murano glass chandelier. Both of these spaces connect to the large, remodeled kitchen with Kitchen Aid appliances, custom cabinets, and quartz counters, with a breakfast bar open to the dinette area and the spacious family room with zero corner sliders to open the entire room up to the covered lanai/pool/summer kitchen area. Also connected to this space is a guest 1/2 bathroom and the laundry room, with extra cabinets and a refrigerator, that leads to the garage. On this side of the home find a customized study room with closet and built in shelving that connects to two guest suites, each with an en-suite bathroom and great closet space with built in cabinetry. On the opposite side of the home, find another bedroom with a built in Murphy bed, en-suite bathroom, a walk-in closet, and great views of the front yard and marina. Taking up the left side of the home, enjoy an amazing primary suite with tray ceilings, space for a sitting area and private access to the lanai. The walk-in closet is fabulous with a great closet system and is connected to the spa-like bathroom with central dual vanities, a private water closet, a Roman shower and an elevated jet tub with accent ledges. Outside, enjoy a multi-tier lanai, with a remodeled summer kitchen with storage area, a dedicated pool bathroom, outdoor shower, new screening on the pool cage, a fenced yard, and a privacy wall. This home comes with slip B-17 with Dock Box, water/power pedestal in the marina basin and is directly connected to Charlotte Harbor and many great restaurants nearby via water. Be sure to ask for the features sheet to get the full list of home details! Grassy Point has 24-hour staffed, gated security, a beautiful clubhouse with guest dockage, recently refreshed landscaped roads and entry ways, and is a jewel of a neighborhood in our area, nearby to great schools, restaurants including the 20 new ones at Sunseeker Resort, nearby to Punta Gorda, PGD airport, I-75, amazing golf, beaches, fishing, hospitals, and more! Schedule your showing today!