

**4247 BEACH VIEW COURT, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2624 A/C & 3474.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 80 x 125 x 80 x 125

Prior Taxes: \$ 6,467

Water View: Canal

Year Built: 2008

MLS: C7489575

Listed By: MICHAEL SAUNDERS & COMPANY

Experience the epitome of Florida living in this exquisite custom-built home crafted by Master Builders, nestled along an 80-foot seawall on a saltwater canal with a convenient 14,000 lb. boat lift, providing direct access to the scenic Manchester

Waterway. Take your yacht, sailboat, kayak, or jet ski to the open waters and beyond. There are no bridges standing in your way! Boasting a seamless blend of elegance and coastal charm, this residence caters effortlessly to the discerning homeowner seeking refined luxury. Meticulously maintained, the home welcomes you with a plethora of upscale amenities, including top-of-the-line stainless steel Wolf appliances and Subzero refrigerator, complemented by a sleek stainless steel wine chiller, ideal for indulging in the finest vintages. Entertain with ease in the spacious main living area, featuring a built-in retractable TV and entertainment center in the family room, while the gourmet kitchen showcases solid wood cabinetry and unique rare type of granite countertops, inviting culinary creativity to flourish. Begin your mornings in the cozy eat-in kitchen area, perfect for intimate conversations over freshly brewed coffee, or host lavish dinner parties in the formal dining room, creating cherished memories with loved ones. Transition effortlessly to the second living room, currently utilized as a pool/billiard room, offering versatility as a refined reception space for more formal gatherings. Retreat to the opulent primary suite, bathed in natural light, boasting dual walk-in closets and a luxurious ensuite bathroom, providing a serene sanctuary for relaxation. The thoughtfully designed split-plan layout ensures privacy, with two generously sized guest rooms offering comfortable accommodation and access to a shared bath. Step outside to the expansive lanai, where the true essence of Florida living unfolds. Bask in the warmth of the sun by the sparkling pool and spa, or fire up the grill in the outdoor kitchen, creating an idyllic setting for year-round entertaining and enjoyment. There is a half bath on the pool patio for convenience. The home is a fortress with impact windows, doors, and accordion hurricane shutters for the lanai, as well as a whole house generator! This home had No Damage from Hurricane Ian. Future residents will appreciate the proposed channel alignment, offering expedited access to open waters, further enhancing the allure of this remarkable waterfront retreat. Indulge in the quintessential Florida lifestyle, where luxury meets coastal charm, in this impeccably crafted custom home.