

**17061 GREAT HERON LANE, Punta Gorda, FL, 33982**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 1922 A/C & 2643.00 Total

Neighborhood: Uncategorized

Prior Taxes: \$ 500

Water View: Lake, Pond

Year Built: 2024

MLS: A4603179

Listed By: CHRISTOPHER ALAN REALTY, LLC

**\*\*MOVE-IN READY!!\*\* NEW CONSTRUCTION WITH WARRANTY!** The Biscayne boasts 1,922 sq ft of living space with tray ceilings above the foyer hallway, great room, and dining room that add that extra touch of elegance to this expansive home. The large sun-filled great room flows effortlessly into the open kitchen and dining room – then outside to the screened lanai, offering the best of indoor and outdoor living. The kitchen features a walk-in pantry and a center island ideal for casual dining and interacting with the chef. Two bedrooms with a shared guest bath are towards the front of the home, while the primary suite overlooks the

backyard and provides the conveniences of two walk-in closets and a private bath with a dual sink vanity, tiled shower, and linen closet. This home boasts quartz counters in the kitchen & bathrooms, soft-close cabinets & drawers, epoxy garage floors, hurricane impact windows & doors, tile throughout main living areas, paver driveway & lanai, whole house gutter system, & so much more! Welcome home to Creekside Run, the newest gated enclave in Babcock Ranch, America's first solar-powered community. Residents will enjoy access to various amenities and conveniences within a charming small-town community that encourages outdoor activities and sustainable living. Spend your days basking in the sun at Creekside Run's private resident pool and playground, or enjoy miles of nature trails, events at Founder's Square, the pool & clubhouse at Lake Timber or Cypress Lodge, or kayaking on Lake Babcock, just to name a few. Renderings, pictures, & virtual tour are for display purposes only. Up to \$25k in special builder closing cost savings available when using preferred lender & title.