

**3307 NEVIS COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2987 A/C & 3776.00 Total

Neighborhood: Punta Gorda Isles, PGI New Sailboat, Punta Gorda

Lot Dim: 134 x 98 x 77 x 131

Prior Taxes: \$ 9,999

Water View: Canal

Year Built: 2002

MLS: C7489713

Listed By: RE/MAX HARBOR REALTY

One or more photo(s) has been virtually staged. **PRICED TO SELL-EXCELLENT VALUE!!** Discover the breathtaking charm of this sailboat waterfront **MOVE-IN READY** home nestled in the serene Punta Gorda Isles, a premier waterfront community. This exquisite custom-built, meticulously maintained residence offers

unparalleled access to Charlotte Harbor and the Gulf of Mexico, setting the stage for world-class boating and fishing adventures in Southwest Florida. Spanning over 2,900 sq. feet, the home boasts three bedrooms, two full bathrooms, and a half bath with a new 2024 Kynar metal roof and freshly painted inside and out. PLUS includes a two-car attached garage with custom handicap accessible ramp, complemented by a BONUS air-conditioned space suitable for a workshop, home office, fourth bedroom, or convert to a third garage space—endless possibilities! The layout features elegant formal living and dining rooms, a cozy family room, and an open kitchen equipped with a broad breakfast bar. The main level Primary suite presents a luxurious retreat with dual walk-in closets, direct access to the screened lanai and pool area, and a master bath complete with dual vanities, a jetted soaking tub, and a separate shower. The guest rooms upstairs include a private balcony, offering stunning water views and an ideal spot to impress your guests. The covered lanai rescreened in 2022 leads to a sparkling pool, perfect for entertaining. The home has also been enhanced with several updates, including a complete repiping and the installation of two new hot water heaters, NEW 2024 A/C unit, and (2) 200 Amp electric panels. This well-appointed home is a short drive from Punta Gorda's dining, waterfront parks, shopping, and the historic downtown district. Owner Financing may be available with agreed upon terms. Pleasure to show—don't miss this opportunity to make it your own!