

**121 COLONIAL STREET SW, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2146 A/C & 2958.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Prior Taxes: \$ 10,479

Water View: Canal

Year Built: 2001

MLS: T3512672

Listed By: BLUE ORCHID REALTY INC

Welcome to your waterfront paradise in Port Charlotte! This meticulously maintained 3-bedroom, 2.5-bathroom home boasts luxurious features and breathtaking views. Nestled on a deep canal capable of accommodating sailboats, this property offers unparalleled access to Charlotte Harbor, just a quick 3-minute

ride through a no-wake zone. Enjoy the epitome of Florida living with a heated and screened-in pool, perfect for year-round relaxation and entertaining. With a new roof, peace of mind comes standard with this home. Step inside to discover a FULLY TURNKEY!! property, meticulously curated and ready for you to call home. From the spacious bedrooms to the well-appointed bathrooms, every detail has been thoughtfully crafted for comfort and style. Take advantage of the rare opportunity to assume a VA loan at an unbeatable rate of 2.875%, making this waterfront dream home even more attainable. Don't miss your chance to experience waterfront living at its finest. Schedule your private showing today and make 121 Colonial St SW your new address in paradise!