



## 1755 NOTTINGHAM TRAIL, Port Charlotte, FL, 33980

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1393 A/C & 1943.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 662

Water View:

Year Built: 2022

MLS: C7471722

Listed By: KW PEACE RIVER PARTNERS

One or more photo(s) has been virtually staged. NEW PRICE/GREAT VALUE - come enjoy AFFORDABLE MAINTENANCE FREE LIVING!!! Talk about LIKE NEW - this 2022 built villa SPARKLES in the gated golf course/active resort of Kings Gate, a 55+ community. The hard work has already been completed - come enjoy this gorgeous Cypress floor plan that has a huge side and back yard. Plenty of

room for a paver patio (virtually staged in photos) to take advantage of views of the water/fountain/golf. Impact glass and tile throughout and some furniture negotiable. Step into this villa and you'll notice plenty of natural light with high ceilings providing for a bright-airy-open feel. The generous size den is to the right as you enter with the open concept of the kitchen/living room/lanai interacting with each other. The kitchen features granite counters, solid wood cabinets and stainless appliances with space for 4 bar stools. The living room extends into the generous size lanai - which provides both privacy and a view of the 10th hole/pond. The master bedroom is to the back left of the home with dual closets and dual sinks in the master bath with granite counter. And if you haven't been to Kings Gate before - you're going to love the options for activity (Olympic size heated swimming pool and spa, tennis courts, pickle ball, lawn bowling, shuffle board, bocce, horseshoes, gym, billiards, library, euchre, bingo, bridge, Texas hold em, poker, mahjong and more). The onsite Lions Den restaurant and bar is super convenient and also offers Tuesday night Karaoke and monthly trivia contests. Many residents love the fact that they are just a golf cart ride away from the Winn Dixie shopping plaza that provides you access to grocery store, drug store, bank, restaurants and shopping. Want to explore outside of Kings Gate - your minutes away from the restaurants and shops of downtown Punta Gorda and Fisherman's village. And if you want to explore more of Florida's fun spots you're near I75 to quickly head north or south. A nearly BRAND NEW VILLA that sparkles in a PREMIER gated community is well worth a LOOK. Call today for a private showing and a golf cart tour of the community/amenities.