

**97 VIVANTE BOULEVARD UNIT 204, Punta Gorda, FL, 33950**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet:1485

Neighborhood: Punta Gorda Isles, Punta Gorda

Prior Taxes: \$ 3,050

Water View:

Year Built: 2006

MLS: D6130516

Listed By: PARADISE EXCLUSIVE INC

Welcome, to the exclusive gated community of Vivante! One of Punta Gorda's premier properties in resort living. Residents enjoy a safe and secure environment with numerous amenities and lushly landscaped grounds in a location that is a heartbeat from the vibrant downtown historic Punta Gorda. Enjoy the convenience

of a private oversized 1 car garage under your building with elevator access to your residence. Inside enjoy the condos' designer décor with high ceilings, 8 foot doors, plenty of windows and stunning light, adding elegance and spaciousness to this nearly 1,500 sqft updated condo that is the perfect balance of convenience and style. Delight when you enter this property, as the kitchen sits adjacent to the living room and boasts newly updated stainless appliances, solid wood cabinets, quartz counters with breakfast bar. The master bedroom features its own outdoor view with plenty of windows, lanai access, walk-in closets and ensuite bath with his and her vanities, a separate soaking tub, walk-in shower, matte porcelain floors and polished porcelain wall accents. The terrace is particularly special because of its prime location near Vivante's amenities while situated for privacy overlooking a courtyard fountain. Additional features include laundry room and guest bedroom with full custom en-suite bath. Condo updates over the past 2 years includes: NEW LUXWOOD Birch Vinyl flooring throughout, interior paint, washer, dryer, refrigerator, range/oven, dishwasher, fixtures, garage door opener, and window curtains. In addition, the walk-in closets have custom built-in shelves, drawers and racks for easy organization and access to everything. Residents love the Mediterranean style design of Vivante and its extensive menu of amenities at the Grand Clubhouse, including a gorgeous resort-style pool & spa, lap pool, 6 hard-tru tennis courts, club room, billiard room, state-of-the-art fitness center with aerobics room and men & women's locker rooms complete with steam and sauna rooms. Located on the west end of Punta Gorda's beautiful and historic waterfront community, Vivante overlooks Charlotte Harbor and the Peace River. All within a mile of Punta Gorda's iconic Fisherman's Village, Ponce De Leon Park and the Peace River Wildlife Center.