

**1759 NOTTINGHAM TRAIL, Port Charlotte, FL, 33980**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1498 A/C & 2058.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 2,016

Water View:

Year Built: 2021

MLS: A4575234

Listed By: MAPP REALTY & INVESTMENT COMP.

Simply The Best! This fabulous Kings Gate Villa is available for You. No need to get frustrated with construction delays and price fluctuations. This unique villa overlooks an expansive lake view and the 10th hole putting area. The entire perimeter is perfectly landscaped with shrubs in full bloom. The shrubs are outlined with curbing all around and matching salt and pepper stones . The back

area is graced with a beautiful island with palm trees and bougainvilleas. Inside there are several upgrades. The garage door has special sliding screens that prevents viewing from outside and there are epoxy floors as well as a sink. There is a full length attic stairs to hide all your excess storage in the attic. There are gutters all around the house. And there are NO cable boxes, utility, water or electrical boxes on the front lawns. There is a very large lawn/yard space separating this villa from the next. The Kitchen has Shaker cabinets and granite counter tops and pull out sliding drawers for pots and pans. Subway tiles accent the walls as well as the counter space overlooking the kitchen. The dining room has one of several light fixtures installed and there are plantation shutters that go up and down with a gentle touch. Ceilings are 10 feet and all doors 8 feet. There are recessed lights in the kitchen and hallway. Primary bedroom has two huge walk in closets The master bath has Shaker cabinets, double rectangular porcelain sinks and Corian counter. tops. The bath is Roman Style with ceramic tiles. Guest bath is shower/ tub combination and Shaker cabinets. Guest bedroom and lanai have installed fan/light combination. The laundry room has washer and dryer along with with a linen closet Hurricane impact windows and sliders give added security. The HOA takes care of outside maintenance and provides an irrigation sprinkler system. Cable and insurance are also provided. The community provides an array of activities to fit different life styles. Here is a sampling of some of the services: Swimming, pool,spa, tennis, pickle ball, bingo, lawn bowling, shuffle board, bocce ball, gym with all updated equipment, library, movie room, computer room, billiards, bridge, Texas hold-em, dance and yoga classes, poker, and ceramic classes The Lions den is an on site restaurant that has karaoke and trivia night contests. Of course there is golf available as well as scheduled concerts and dances. Needless to say there is an activity for everyone. There is a full time activities director who plans year round activities. Kings Gate is one of the best in the area and there is a shopping complex with a supermarket, restaurants, retail stores, pharmacy, salon and nail salons, all a quick golf cart ride away. Call to see this well maintained villa and to get introduced to the lifestyle that is uniquely Kings Gate.