

**2521 W MARION AVENUE UNIT 111, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2004

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

Prior Taxes: \$ 502

Water View: Lake

Year Built: 1991

MLS: C7480694

Listed By: RE/MAX ANCHOR OF MARINA PARK

STUNNING ISLES COVE VILLA WITH DEEDED DOCK...SAILBOAT ACCESS. Spacious 3 Bedroom, 2.5 Bathroom Villa with detached oversized 2 Car Garage located in the desirable deed restricted community of Punta Gorda Isles. Fabulous LAKE VIEW. You enter through a large front courtyard with lush tropical

landscaping and tile flooring. The courtyard connects the Villa to the Garage. There is a large foyer with diagonal lay tile and coat closet. This light and bright Villa offers an open and split bedroom floor plan with Great Room, large well appointed Kitchen, Inside Laundry and huge 36 x 16 rear Porch/Lanai. The Great Room offers vaulted ceilings, wood look tile flooring, wet bar, half Bath and large Dining area with skylight. The Kitchen features wood cabinets, granite counters, tile backsplash, diagonal lay tile flooring, dining counter, pantry closet, 3 skylights and great cabinet and counter space. The Inside Laundry has a washer, dryer, sink and cabinets. The spacious Master Bedroom offers lanai access, wood look tile flooring, TWO walk in closets and private Bathroom with skylight, dual sinks, walk in shower and jetted soaking tub. There are two additional bedrooms, one with a double closet and the other large bedroom with Murphy bed unit with storage allowing the room to double as a Den/Office. The guest bedrooms also have wood look tile flooring. The guest bathroom has a skylight and a walk in shower. Your living space extends via pocket sliding glass doors to the 36x16 Lanai. The Lanai is currently screened but NEW plexiglass windows will be installed in 3-4 weeks. Enjoy your morning coffee on the Lanai while taking in the picturesque LAKE VIEW. This Villa has a DEEDED DOCK #23 with 10,000 lb BOAT LIFT which offers Sailboat Access- only 10 minutes to the Harbor via the Ponce Inlet. TRANE A/C NEW in Nov 2020 with smart thermostat and 5 year Extended Labor Warranty (to Nov 2025). Other features include: updated plumbing, hurricane shutters, retractable front door screen, rain gutters. Items that convey with the home: Murphy bed, Entertainment center in Great Room and glass Dining Room table/chairs. *NEW plexiglass windows on the lanai* *The windows facing West Marion Ave are impact glass windows* Association amenities include an inground swimming pool, clubhouse, walking bridge with gazebo and well maintained lush tropical landscaping throughout the community. This Villa is minutes from Fishermen's Village, Golf and historic downtown Punta Gorda dining, shopping, medical care, waterfront parks, boat ramps, fishing piers, walking and biking paths. art galleries, weekend farmers markets, events and more! This is a wonderful Villa in a great community!