



## 97 VIVANTE BOULEVARD UNIT 207, Punta Gorda, FL, 33950

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1698 A/C & 1885.00 Total

Neighborhood: Punta Gorda Isles, Punta Gorda

Prior Taxes: \$ 5,376

Water View:

Year Built: 2006

MLS: C7481041

Listed By: KW PEACE RIVER PARTNERS

Amazing Waterfront 2 Bedroom 2 Bath condo in desirable gated community of Vivante in Punta Gorda Isles. Furniture/Furnishings in condo are included. Spacious open and split floor plan. Kitchen boasts granite countertops, stainless steel appliances, abundance of counter space, plenty of cabinets for storage, recessed lighting, built-in desk, closet pantry, breakfast bar and a dining area. The

master bedroom suite has lanai access, two closets one being a walk-in, large ensuite bathroom featuring dual split vanities with granite countertops, garden tub and walk-in shower. The guest bedroom also has a large walk-in closet and a guest bathroom which has a walk-in shower. The space off the living room can be a formal dining room, den, office. The living room is large and leads out to the exceptional lanai through sliding doors and overlooks the lake with incredible sunsets! Other features include inside laundry room with washer/dryer included, roll down storm smart hurricane shutters for lanai, guest parking and 30x12 1-car garage (#9725) with plenty of room for storage. Vivante offers wonderful amenities including resort-style pool with infinity edge, lap pool, cabana, gas grills, fireplaces, fitness center, spa, tennis courts, clubhouse with billiard room, library, media room, game room and much more! Conveniently located to Fisherman's Village, fishing, parks and downtown Punta Gorda with shopping, restaurants and entertainment. Less than a mile away is Beautiful Ponce De Leon Park. Park amenities include boat ramp, fishing piers, boardwalk trails, small playground, sandy beach area, and picnic pavilion. The Peace River Wildlife Center (animal rescue and rehab) is also located in the park and is open to public for visits and tours.