

**3228 WOOD THRUSH DRIVE UNIT 113, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1448

Neighborhood: Punta Gorda Isles, PGI Bird Section, Punta Gorda

Prior Taxes: \$ 5,112

Water View: Canal

Year Built: 2004

MLS: C7486589

Listed By: RE/MAX ANCHOR OF MARINA PARK

PGI Gorgeous 1,448 sq. ft. 3 bedroom, 2 bath condo on the water with deeded dock (water & electric dockside) and detached single car garage. Sailboat access out Buckley Pass to Charlotte Harbor leading to the Gulf of Mexico! Inviting Savanna Bay Condo has the open floor plan with soaring tray ceilings, crown molding, Rosette door trim and diagonally laid tile floor throughout living space.

The well-appointed kitchen features raised panel wood cabinetry, granite countertops, stainless steel appliances, a breakfast bar and is open to the spacious living room and dining room. Sliders open the home up the 10 x 13 screened in lanai with tiled floor. The primary suite features hexagon double tray ceiling, two closets, wood laminate flooring and attached private bath with solid wood cabinetry, double sinks and a walk-in tiled shower with frameless glass shower door. The guest bedroom is spacious with built-in closet and a separate full guest bath that family or friends will appreciate. There is a second bonus room that could be used as a third bedroom or office/den space. The laundry area is located inside the unit and includes a stack washer and dryer, countertop with sink, closet and cabinet space. The tiled floor lanai has a desirable Eastern exposure which gives morning sun and afternoon shade for your maximum comfort along with fantastic water views and overlooks the pool/spa area. The deeded boat slip is waiting for your boat and is located outside your lanai. The complex has hurricane impact windows, covered front balcony entranceway, a new roof and no assessments. This is one not to miss! Savanna Bay Condo is located on a dead end street. Punta Gorda Isles is centrally located for easy access to the historic downtown featuring restaurants, shopping and community events; the Yacht Club; Fishermen's Village and more; yet it is also convenient to I-75 and a short drive to gulf beaches.