

**3800 BAL HARBOR BOULEVARD UNIT 312, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2224 A/C & 2660.00 Total

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

Prior Taxes: \$ 3,717

Water View: Canal

Year Built: 1994

MLS: C7487055

Listed By: RE/MAX HARBOR REALTY

**TWO-STORY TOWNHOME IN HARBOR LANDING** - Spacious, two-story, 3 bed/2.5 bath, waterfront townhome is located in heart of Punta Gorda Isles. Home features a private, 2-car garage, wonderful wide canal view w/deeded dock & sailboat access to Charlotte Harbor. The property offers an open floor plan w/great room, formal dining room, kitchen w/eat-in breakfast area plus a 2nd-floor loft.

Architectural details include soaring two-story ceilings, decorative plant shelves, columns in dining area, private lanai w/walk-out access to your dock, enclosed front courtyard w/hot tub & lots of natural light. Kitchen has ample cabinet & counter space including a built-in pantry, corner appliance garage for tucking away less used items & under cabinet lighting. 1st-floor master suite offers private access to the front courtyard, two walk-in closets & a large master bath. The master bath has dual sinks w/seated vanity, a jetted tub & corner shower. 2nd floor consists of two guest rooms w/Jack-and-Jill bath & a loft. Loft overlooks the great room below & can be used as a home office, media room or home gym. One guest room offers a large, walk-in closet. Other features include large interior laundry room w/adjacent storage room, hurricane protection & large, two-car garage. A concrete dock is steps from the back door. Water & electric hook-ups are available dockside. Start enjoying some the best fishing & boating in SW Florida right from your backyard. Complex amenities include an in-ground, solar-heated pool. Miles of sidewalks just across the street will connect you with St Andrews South golf course, the Isles Yacht Club, numerous parks & Fishermen's Village. Punta Gorda is often voted as one of the best places to live & retire. With a lively art & music scene, avid boating culture & weekly festivals & farmers markets, there's never a shortage of things to do. Come claim your spot in paradise.