



## 101 N MARION COURT UNIT 222, Punta Gorda, FL, 33950

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1592

Neighborhood: Punta Gorda Isles, Punta Gorda

Prior Taxes: \$ 5,884

Water View: Bay/Harbor - Full

Year Built: 1991

MLS: C7487277

Listed By: FIVE STAR REALTY OF CHARLOTTE

One or more photo(s) has been virtually staged. The palm-lined drive to this quiet Punta Gorda Isles condo destination, located on a no-outlet street, sets a relaxed, vacation mode mood before you even arrive at Points West Condominiums. Located directly on the edge of Charlotte Harbor, this spacious, open-concept, 3

bed/ 2 bath condominium with stunning harbor views is waiting for you! Gain entrance to this lovely turn-key condo through the front foyer which has a new screen door enclosure. Prepare to be delighted as you walk through the front door and realize that you have amazing harbor views from the entire main living space, as well as the master bedroom. While the sunrises and Vivante lake view out the front are lovely, the unobstructed west views from inside the condo will have you enjoying magnificent sunsets and a daily changing panorama of water and sky! The kitchen features a pantry, high end cabinetry, granite countertops and a large island with breakfast bar. Crown moulding surrounds the open living/dining room area. Natural light pours in from the lanai, with its huge 16-foot disappearing impact sliding doors. The lanai is enclosed with a wall of sliders that open for screened fresh air or can be closed to allow air conditioning/heating, adding significantly to your year-round living space. Ceiling fans are found throughout the condo. The master bedroom is spacious with a large walk-in closet and en-suite double vanity bathroom complete with a large step-in tiled shower and beautiful built-in linen closet. The two secondary bedrooms catch the morning sun and easily accommodate queen size bed/bedside table sets. LVT flooring in one of those bedrooms, with a closet full of shelves, makes it a great possibility for a modern home office space. The laundry room boasts a full-size washer and dryer with a deep sink and plenty of shelf storage. With additional storage in mind, this condo unit comes with a large private garage including a built-in raised storage area complete with stairs and shelves as well as a beautiful epoxy floor. The Points West amenities include a heated pool, clubhouse, tennis/pickleball court, kayak rack and launch. For exercise, power walk to and from Ponce de Leon Park located right "next door". Just about 3 miles from downtown Punta Gorda and 2-1/2 miles from popular Fisherman's Village, this turn-key condominium, with its impressive views, is not only a must see ... it's a must have!