

**3334 PURPLE MARTIN DRIVE UNIT 123, Punta Gorda, FL, 33950**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1513

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

Prior Taxes: \$ 2,875

Water View: Canal

Year Built: 2004

MLS: C7488499

Listed By: RE/MAX ANCHOR OF MARINA PARK

PGI Gorgeous 1,513 sq. ft. 2 bedroom, 2 bath condo on the water with no fixed bridges to Ponce Inlet and Charlotte Harbor leading to the Gulf of Mexico! This Grand Bay second-floor condo features elevator access, covered parking (#21), deeded boat slip (#4), storage (#5). NEW ROOF AND EXTERIOR PAINT COMING THIS SUMMER. Inviting open floor plan freshly painted with soaring tray

ceiling, crown molding, plantation shutters and tiled and engineered hardwood floors throughout. The well-appointed kitchen features raised panel wood cabinetry, new granite countertops, updated matching backsplash, stainless steel appliances (2017), a breakfast bar with new pendant lighting, pantry closet and cozy dining area. The kitchen overlooks the great room with views right out to the lanai balcony with fabulous water views and breezes. The bright and airy primary bedroom has slider access to the lanai, views of the waterfront and an updated private bath with extended vanity with dual sinks, corner soaking tub, private tiled water room, a walk-in tiled shower with rain shower head and a huge walk-in closet. The guest bedroom has ample closet space and a separate full guest bath that family or friends will appreciate. The laundry area is located outside the guest bath and includes new washer/dryer and countertop. The lanai features new pendant lights and floor, was recently painted and rescreened. It also has a desirable Eastern exposure which gives morning sun and afternoon shade for your maximum comfort along with fantastic water views. The deeded boat dock, #4, is waiting for your boat and is located outside your lanai. The home also features a new A/C 2018, water heater in 2024, new ceiling fans, bar area tiled with cabinets and a beverage refrigerator, new engineered hardwood flooring, exterior building paint. The Monthly HOA fee includes cable TV, a community pool, flood insurance, water and much more! This is one not to miss! Grand Bay Condo is located at the end of the street in a peaceful cul-de-sac. 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. ENJOY THE ATTACHED COMPLIMENTARY VIDEO AND 3D!