

**3640 BAL HARBOR BOULEVARD UNIT 422, Punta Gorda, FL, 33950**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1405

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

Prior Taxes: \$ 4,914

Water View: Canal

Year Built: 1990

MLS: C7488834

Listed By: COLDWELL BANKER SUNSTAR REALTY

Welcome to your waterfront paradise! This lovely turnkey condo offers breathtaking views of the sailboat basin and comes complete with a deeded dock, making it a boater's dream. Step onto the enclosed balcony and immerse yourself in the tranquility of the morning sunrise over the expansive sailboat basin. This 2 bedroom, 2 bath split plan condo is designed for privacy and comfort, with a great

room concept that provides the perfect gathering spot for family and friends. The primary suite is a true retreat, boasting a king size bed, matching end tables, dresser, and highboy, all perfectly complemented by stunning water views. Pamper yourself in the luxurious primary bath featuring a dual sink vanity, large walk-in closet, and a separate toilet and shower room. The second bedroom offers a cozy queen bed, end tables, dresser, and generous closet space, ensuring your guests feel right at home. Laundry day is a breeze with the spacious laundry room equipped with a front load washer/dryer set, utility sink, and folding counter. Additional storage space is readily available in the large in-unit storage room complete with cabinetry and a maple countertop. Entertain with ease on the lanai, equipped with a round glass table and rolling chairs, electric BBQ, and convenient pass-through from the kitchen. Granite countertops in the kitchen add a touch of elegance, seamlessly flowing into the pass-through. Your deeded dock, complete with water and electric hookups, is conveniently within view of the balcony, offering easy access to the water whenever the mood strikes. Plus, rest easy knowing your unit is protected by an electric hurricane shutter enclosing the lanai. This turnkey unit truly has it all – from the tasteful furnishings to the essential amenities, everything you see is included in the asking price. Don't miss out on the opportunity to experience waterfront living at its finest. Schedule your showing today and start making memories in this waterfront oasis! Building 4 - second floor.