

**5034 SAN ROCCO COURT, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1631 A/C & 2093.00 Total

Neighborhood: Burnt Store Isles, BSI Golf Course, Punta Gorda

Prior Taxes: \$ 3,884

Water View:

Year Built: 1999

MLS: C7488931

Listed By: KW PEACE RIVER PARTNERS

One or more photo(s) has been virtually staged. \$24K PRICE ADJUSTMENT! Incredible buy in Beautiful Burnt Store Villas!!!! LOW HOA OF \$199 MONTHLY. With views of the south branch of Alligator Creek, this SPACIOUS 3 bedroom, 2 bath villa, is nestled in the quiet Burnt Store Villas community of Burnt Store Isles. Relax and enjoy a cup of coffee while you watch the wildlife or read the

newspaper from the 28' by 22' screened lanai that overlooks private woods and the creek. Beautifully tiled, the spacious lanai has room for a pool or hot tub. Inside, SOARING cathedral ceilings and crown molding throughout give the home an open and inviting feeling. The 25' long great room allows plenty of space for a dining/living room and flows nicely into the sizable kitchen, which includes hard surface counters, molded double sink and an extra 10' built-in counter for food prep and storage. A handy laundry room is off the kitchen. Large primary bedroom includes a walk-in closet, en suite bathroom and sliding glass door to the screened lanai. This home also features a tiled courtyard between the 2-car garage and the entrance to the villa. Decorate it your way with plants, a small patio set and inviting outdoor artwork! This home has a NEW METAL ROOF and hurricane shutters for security and protection. HOA fees are a low \$199.00 a month and include: a community dock, lawn care and maintenance, tree and shrub trimming, annual driveway and roof cleaning, as well as reserves for road, driveway and common area irrigation repair and replacement. Burnt Store Villas community is conveniently located with in walking distance to Publix, Walgreens, Home Depot, a pet store, nail salon and restaurants. Twin Isles Golf Club, located next to the community, offers social and golfing memberships for your pleasure. By car, Rt 75 or charming downtown Punta Gorda's boutique shops, unique restaurants and the beautiful Charlotte Harbor are minutes away. This villa is waiting for your personal touch! AT THIS PRICE YOU CAN AFFORD additional updating to make it your own. WOW!