

**3830 BAL HARBOR BOULEVARD UNIT 12, Punta Gorda, FL, 33950**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1441 A/C & 2255.00 Total

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

Prior Taxes: \$ 2,549

Water View: Canal

Year Built: 1986

MLS: C7489087

Listed By: CENTURY 21 AZTEC & ASSOCIATES

Live in your very own "Florida Dream Home" at the Villas of Bal Harbor located in Punta Gorda Isles! A brand new Metal Roof 2023 on this 2/2 plus den/office and a 2-car garage end unit. You'll love the Courtyard entry with Terra Cotta ceramic tile

floors & all screened in, what an awesome spot for cooking on the grill and it's nice and open to grow your own tropical plants, flowers or fresh herbs. The second you step in this home, the VIEW of the water will awe you! This particular Villa has one of the best, wide open water views in the community. You will enjoy the screened lanai with a door that leads out to your boat dock, which will accommodate up to a 30ft boat you have a new seawall with sailboat water to sail away to the Harbor and beyond to the Gulf of Mexico right from your own back yard. Enjoy the serenity with the swaying Palms, occasional dolphins playing and all the marine life around you plus you have the beautiful sunrises each day. The kitchen boasts Corian counter tops, a tiled backsplash, plenty of cabinets, a pantry closet, stainless appliances, the chef of the house will love this kitchen and there's room for an eat in table too, if desired. You will appreciate the beauty of the water view from the kitchen which is open to the great room with a breakfast bar. From the Great room there are glass sliders leading out to enclosed lanai area. Open the glass sliders to the lanai and the screened Courtyard to let in all the fresh air and breezes throughout your Villa on those gorgeous Florida days. The master is a nice size with two walk-in closets, a private glass slider to the enclosed lanai and features a newly updated Master Bathroom with an all glass step-in shower and a nice quartz top vanity with vessel sink. Much sought after split floor plan with 2nd bedroom at the opposite end of the home, offering two closets and it's own guest bathroom for privacy. The den/office is unique with an arched entry and includes a Murphy bed for a 3rd bedroom if need be. The community pool is heated and only a few steps away from this Villa. Go for a swim, have a cookout, catch a sunrise or sunset, meet up with friends and family, socialize and make new friends, relax and enjoy there are lots of tables and lounge chairs and what amazing views of the water from the pool, with 3 water ways. This is a small community with only 27 Villas and St. Andrew's golf course is directly across the street. Fishermen's village, historic downtown Punta Gorda, parks, biking and walking trails, shopping and dining, Gulf beaches and plenty of world class fishing and championship golf courses are all nearby. The Punta Gorda airport is very convenient, just a hop and a skip, about 12 minutes to get there. Come enjoy every day in paradise and all that Southwest Florida has to offer.