

**3451 SUNSET KEY CIR UNIT 102, Punta Gorda, FL, 33955**

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2099 A/C & 3052.00 Total

Neighborhood: Burnt Store Marina, Punta Gorda

Prior Taxes: \$ 3,586

Water View: Marina

Year Built: 2000

MLS: C7487670

Listed By: CALENDAL REAL ESTATE GROUP, INC.

A Mariners Dream awaits! A private elevator will whisk you up to this incredible second level residence surrounded by pleasing Florida sunshine and tropical breezes. Indulge yourself in this cheerful open plan overlooking the vibrant north marina basin. As you approach, you will drive by majestic royal palm trees leading you over the bridge to the picturesque peninsula nestled between Burnt Store's

two marina basins. Delightful views of sail and power boats are sure to beckon you to get out and explore the best that SW Florida has to offer. Playful manatee, and magical heron and Ibis are sure to make every moment spent here a true delight. Step inside the foyer and discover a versatile living space that can seamlessly function as a family/ living room plan, or simply separate living and dining areas. The bright and cheery kitchen is flanked by two expansive breakfast bars with a center island, abundant white cabinetry, and plenty of workspace for your culinary adventures. Upgrades in this residence include the 2021 replacement of the air conditioning system and the installation of impact windows on the sides of the residence. Enjoy the tranquility of your surroundings from not one, but two all season enclosed lanais. The true focal point of this condo is the expansive back lanai spanning the entire width of the residence. With sliding enclosures that can be opened to welcome in refreshing breezes, this space is an entertainer's dream. Whether you're sipping your morning coffee or hosting friends, the marina views create a captivating backdrop. The master suite is a true haven, offering an aquarium glass window and sliding doors that provide breathtaking views of the marina. The master bath is equally impressive, featuring dual sinks, a soaking tub, a walk-in shower, and a generously sized walk-in closet. The guest wing features two inviting bedrooms, and the bathroom boasts an updated walk-in tiled shower. As an added bonus, residents of this extraordinary residence enjoy exclusive access to the island pools on Sunset Key! A mere stroll across footbridges opens up a world of poolside relaxation. Take a stroll on the waterfront Marina pathway, completely surrounding the Prosperity Point peninsula. Burnt Store Marina residents live a vibrant lifestyle, with access to two on site restaurants, ship's store, tennis, fitness, pickleball, 27-hole golf course, and the largest deepwater marina in SWFL.