

**3191 MATECUMBE KEY ROAD UNIT 307, Punta Gorda, FL, 33955**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1102 A/C & 1252.00 Total

Neighborhood: Burnt Store Marina, Punta Gorda

Prior Taxes: \$ 2,489

Water View: Bay/Harbor - Partial

Year Built: 2003

MLS: C7488880

Listed By: ALLISON JAMES ESTATES & HOMES

Welcome to Burnt Store Marina and a little piece of heaven!! As soon as you pull into this gated community you can tell that it is just different because of the beautiful entrance. As you view the pictures, please remember that the sunset

pictures are from this units balcony and is a daily occurrence. Some of the greatest views in all of Southwest Florida are right there for you to enjoy all day long. Then you get to this unit and it gets even better. It comes fully furnished as seen in the pictures with all feet on ground furniture being sold with this home. All new cabinets and quartz countertops in 2021. New faucets, toilets and sinks in 2021. All new real wood flooring in 2021. New ceiling fans and lights in 2022. New hot water heater in 2021. New Air conditioner 2021. All new kitchen stainless steel appliances in 2021. The baseboard is 5 inch and door moldings are 3 inch wide and were installed in 2021 as well. The blue ceramic tile backsplash in the kitchen looks amazing as well. A pantry closet with a pocket door was installed in 2021. The washer and dryer have their own closet and storage area and were purchased in 2023 too. In the master bathroom, the redesign includes a walk in closet and the master bedroom has a large walk in closet that is finished off with new shelving installed in 2021. Waking up in the master bedroom is almost surreal as the views are just mesmerizing as you can see by the pictures. A large closet storage unit is literally right outside of this front door and is completely secure. The pool area is huge with plenty of space to swim with lots of chairs and tables plus a couple of barbecues for having a great time with friends and family. Burnt Store Marina Village and the actual marina are right next door. The restaurant is awesome and has bands playing great music and either inside or outside dining overlooking the water. The amenities around the marina are numerous and include tennis courts, a nice gym with plenty of equipment and of course the Golf course itself. Then there is downtown Punta Gorda just 15 minutes away and all the fine dining restaurants, pubs and sports bars. Pickleball has taken over the area and there are courts all over town including the new Pickle Plex that is now the talk of the town. The harbor riverwalk path for walking, jogging or biking is breathtaking. For all you golfing enthusiast, there is 8 different golf courses within a 1/2 hour drive as well. There are so many reasons to decide to make this little gem your next home and to enjoy the Southwest Florida lifestyle. So hurry now to see why this home should be your next!!