



### 3313 SUNSET KEY CIR UNIT 102, Punta Gorda, FL, 33955

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1684 A/C & 1829.00 Total

Neighborhood: Burnt Store Marina, Punta Gorda

Prior Taxes: \$ 260

Water View: Bay/Harbor - Full

Year Built: 2004

MLS: C7488920

Listed By: CALENDAL REAL ESTATE GROUP, INC.

The Epitome of Marina Front Living awaits! This unique condo boasts a location like no other, with a spectacular open-air balcony perched above the marina and overlooks the marina's main channel entrance. Talk about front row seats to the daily boat parade... the excitement of watching boats sail in and out will never fade.

The screened lanai is a wonderful lounging option when you want to get out of the sun. This waterfront oasis is offered turnkey-furnished and welcomes you with tasteful coastal decor that effortlessly captures the essence of seaside living. As you enter the main living space, you'll notice the diamond-set tile flooring leading you into the main living space, where crown molding finishes off the freshly painted interior. The open kitchen features a wide breakfast bar, two-tone cabinetry, a cooktop stove, and a built-in oven - making it a hub for social gatherings. From this vantage point, you'll witness the ebb and flow of boats, creating a picturesque backdrop that's exclusive to first-floor residences. In addition to the captivating views, this home offers remote-controlled Kevlar storm shutters, plus impact doors and windows, ensuring both safety and peace of mind during stormy weather. New wide luxury vinyl plank flooring was added to the bedrooms, while plantation shutters adorn the guest wing, offering privacy and style. The master bedroom provides sweeping views of the marina through sliding doors and windows, creating a serene retreat. The master bath features dual sinks, a garden bath, and a frameless shower, epitomizing luxury and relaxation. The two guest bedrooms, well-appointed bathroom, and utility room, provide both comfort and convenience for family and friends. From the thoughtful fixtures to the impeccable coastal decor, every detail of this Grande Isle gem invites you to experience the essence of waterfront living. The resort-style amenities are like no other in the community, where residents enjoy access to an Olympic-sized swimming pool and spa, fitness center, theater room, grilling area, steam and sauna rooms, and a grand salon. Come for the lifestyle...stay for life. Room Feature: Linen Closet In Bath (Primary Bedroom).