



**441 XINGU COURT, Punta Gorda, FL, 33983**

## Vacant Land

Neighborhood: Deep Creek, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 20

Acreage: 1/4 to less than 1/2

Lot Dim: 44 x 127 x 174 x 105

Lot Size Sqft: 13373

S/S/B/L: 570 12

Prior Taxes: \$ 606

### Water View:

Waterfrontage: 0

MLS: C7469603

Listed By: CCRFL, LLC.

Fantastic third of an acre cul-de-sac TIP vacant lot with western rear exposure to take in those spectacular Florida sunsets. What an awesome spot for your

potential dream home- nestled in a lovely court of only 7 homes in the popular community of Deep Creek. The value features are impressive: NOT in a Special Hazard Flood Area for lower foundation & insurance costs, (2 nearby fire hydrants) paid Scrub Jay HCP Development fee, amounting to a savings of several thousand dollars. PLUS, the rear yard has 173' bordered by a greenbelt creating a nice buffer for your tropical outdoor setting on this awesome quiet street. So private, yet a quick hop to I-75 for destinations galore. Just 1.3 miles to the Deep Creek Golf Club & less than 4 miles to the Harbour Heights Park with tennis, pickleball, day docks & public boat ramp for a day on the water; enjoying the Peace River & Charlotte Harbor. If the beach is your thing- it's an easy drive under an hour to the beautiful Gulf of Mexico. Always wanted to live near a quaint riverfront city? Welcome to Punta Gorda, only 9 miles to the downtown historic district. The airport serves quick access to 50 nonstop destinations. This well-maintained Deed Restricted Community with public water & sewer makes this an excellent choice to make 441 Xingu Court your investment in paradise.