

**3675 WHIPPOORWILL BOULEVARD, Punta Gorda, FL, 33950**

Vacant Land

Neighborhood: Punta Gorda Isles, PGI Bird Section, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 14

Acreage: 1/4 to less than 1/2

Lot Dim: 89 x 41 x 96 x 132 x 40 x 142

Lot Size Sqft: 17360

S/S/B/L: 206 1

Prior Taxes: \$ 4,292

Water View: Canal

Waterfrontage: 40

MLS: C7479234

Listed By: RE/MAX ANCHOR OF MARINA PARK

Build your dream home on this oversized sailboat waterfront corner lot located in the heart of the waterfront deed restricted community of Punta Gorda Isles. This

lot is a rare find - almost half acre!. Surrounded by beautifully maintained upscale homes, this oversized lot is cleared and has access to public water & sewer, electric, and cable/internet services. This property boasts 40 feet of water frontage with long view down wide saltwater waterway, plus concrete dock, and a concrete seawall that is maintained by the City of Punta Gorda. Sailboat access directly to Charlotte Harbor and then on to the Gulf of Mexico. Proximity to local waterways such as the Peace and Myakka Rivers, beaches, dining, shopping, and golf courses makes this property ideal for the Florida lifestyle. And you are minutes to historic downtown Punta Gorda and popular Fishermen's Village with quaint shops and cafes. So, don't wait to start living the Florida dream.