

**94 VIVANTE BOULEVARD UNIT 9449, Punta Gorda, FL, 33950**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1698 A/C & 1749.00 Total

Neighborhood: Punta Gorda Isles, Punta Gorda

Prior Taxes: \$ 5,805

Water View: Bay/Harbor - Partial, Lake

Year Built: 2006

MLS: C7489946

Listed By: BERSON PROPERTIES INC

Water view from every room! Your piece of paradise awaits! Live the dream waking up to amazing water views from your large lanai on the top floor of this magnificent 2 bed 2 bath unit with den and private enclosed garage in the highly sought after gated community of Vivante at Punta Gorda, Resort style living in beautiful Punta Gorda Isles! This unit is highly desired for its convenient location

next to the clubhouse, pools and all community amenities, and one of the nicest lake and harbor views in the community, including views of the pool. Entertain in a bright, open and split floor plan with 10' ceilings throughout with access from the great room onto the oversized lanai through large 8' high sliding glass doors where you can relax and enjoy expansive views of the lake and parts of Charlotte Harbor. Unit is north facing with no direct afternoon sun allowing for comfortable use of the lanai all day long. Enjoy cooking in your well appointed kitchen featuring granite countertops, stainless steel appliances, breakfast bar, dining area, pantry and plenty of cabinets for storage. The primary bedroom is spacious with a large walk-in closet, direct access to the lanai and an impressive ensuite bath with two separate vanities, Roman walk-in shower, soaking tub and linen closet. The split bedroom floor plan allows your guests plenty of privacy and includes their own semi private full bath with linen closet and walk-in closet plus bonus closet. Off of the great room is an additional room that can be used as a den or a formal dining area. The private oversized garage is located on the first floor under the building with plenty of room for storage and has power and lighting plus a water view of the lake. This residence is well protected with storm impact windows and power roll down metal shutters on the lanai giving you peace of mind while you are away! The installation of new metal roofs is also in the process of being completed on the building, new hot water heater and AC serviced semi annually. Vivante offers the very best of resort-style living in a Mediterranean style tropical setting with endless activities and amenities for you to enjoy such as two pools: 25' lap pool and geothermal infinity edge pool, 8 har-tru tennis courts with tennis lounge, clubhouse with full entertaining facilities, billiards, library, crafts, lounge wifi media center, and the management office. On the 2nd floor of the clubhouse is a fully equipped fitness center and a spa with mens and womens locker rooms, sauna and steam rooms plus salon services. Currently the fitness center is undergoing renovations but is still open for use. The grounds have gas grills and outdoor fireplaces for your enjoyment. This is an exceptional location, just a short walk to Ponce de Leon park where you can sit and take in beautiful Florida sunsets, or a short ride to Fisherman's Village for shopping and waterfront dining and minutes to the Yacht Club and historic downtown Punta Gorda with more great restaurants, community events, entertainment, and a weekly farmers market. Don't miss this opportunity!