

**16322 NOGALES COURT, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2113 A/C & 2837.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Lot Dim: 106 x 120 x 92 x 95

Prior Taxes: \$ 920

Water View:

Year Built: 2022

MLS: C7489291

Listed By: MICHAEL SAUNDERS & COMPANY

One or more photo(s) has been virtually staged. Check out this fantastic Never Lived In home in desirable Burnt Store Lakes! A blank palette just waiting for your decorating touch. With a light and bright interior finish, this home would look

stunning with either a coastal or contemporary décor. The open floor plan features 3 bedrooms, 2 ½ bathrooms and an oversized garage. Step through the 9 foot glass French Door entry and you'll enjoy a generous size open Great Room which includes living, dining, dinette and kitchen areas. Here you'll enjoy 24" x 48" tile floors throughout, plenty of windows letting in natural light, soaring 10' ceilings, 8' doors, designer lighting and ceiling fans and sliding glass doors to a screened and tiled lanai. The kitchen is furnished with a Whirlpool stainless appliance package including a cooktop and built-in oven, refrigerator and dishwasher. You'll love the Italian quartz counters, soft close cabinets and the large center island with large deep sink and breakfast bar and a roomy walk-in pantry closet. Attractive as well as functional, this will be the heart of your gatherings with family and friends. Off the kitchen there's a dining room as well as a dinette area. The Dining Room has a lovely designer chandelier and features a built-in buffet that is outfitted with the same cabinets as the kitchen. You'll also find a conveniently located half bath just behind the kitchen. With a split bedroom floorplan, the Primary Suite features sliders that access the lanai, two walk-in closets and an ensuite bath with two large separate vanities, illuminated mirrors with various lighting settings as well as an anti-fogging setting. Here you'll enjoy an oversized glass framed walk-in shower that features side-by-side shower heads. On the opposite side of the home, you will find the 2 Guest Bedrooms with a Jack-and-Jill bath with frameless glass, fully tiled shower, double vanity and illuminated heated mirror. Exterior features include an oversized two-car garage, attractive paver driveway and walkway, fresh landscaping, impact resistant window and doors and a screened and tiled lanai, and should your desire, the backyard has room for a pool and features a tranquil water view there. Burnt Store Lakes is a beautiful Deed Restricted Community with new custom homes being built throughout the neighborhood. Public water and sewer are in place. Burnt Store Lakes Residents enjoy the Community Park which has covered picnic benches, a playground and restrooms. There is a kayak ramp for Residents only that accesses Charlotte Harbor and the incredible wildlife in the Charlotte Harbor Aquatic Preserve such as Manatees, porpoises, sea turtles and an abundance of game fish. Next door at Burnt Store Marina, SW Florida's full-service deep-water marina, restaurants are open to the public and amenities such as golf and boat dockage may be available. It's just a short drive to Downtown Punta Gorda, one of Florida's best small towns, with plenty of restaurants and town activities to enjoy, and the new Sunseeker Resort just across the bridge in Charlotte Harbor. Or to Cape Coral, one of the largest cities in Florida. It doesn't get any better than this to live your dream Florida Lifestyle.