

15520 MELPORT CIRCLE

\$ 1,200,000



15520 MELPORT CIRCLE, Port Charlotte, FL, 33981

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2381 A/C & 3577.00 Total

Neighborhood: South Gulf Cove - Non-Waterfront, Port Charlotte

Lot Dim: 80 x 125

Prior Taxes: \$ 2,286

Water View: Canal

Year Built: 2023

MLS: D6135492

Listed By: PARADISE EXCLUSIVE INC

NEW IN 2023! The perfect balance between casual relaxation and gracious refinement lies within this custom-crafted home on a quiet street overlooking a scenic canal in the heart of South Gulf Cove, a premiere waterfront/boating

community. Upon entry, guests feel immediately at home in a carefully curated environment that is infinitely comfortable and effortlessly elegant, designed to accommodate a formal cocktail party or visits from grandchildren with the same graceful aplomb. With a design that makes the kitchen, great room, and dining room the heart of family life, voluminous ceilings define the main living area, resulting in a space best described as 'spacious but not ostentatious' with style characterized by thoughtful attention to symmetry and proportion. A hand-crafted ceiling in the great room creates focal point elegance. At the same time, rich moldings, millwork, plantation shutters, and elegant built-in features add architectural interest and encourage smooth transitions between rooms. The upscale kitchen offers Kraftmade cabinetry, a Blanco apron-front farm sink, an LG appliance package, a prep island, and a decorative tile backsplash highlighted by under-cabinet lighting. Food prep is a pleasure here, with organizational touches, including built-in spice racks, drawer organizers, and custom storage for small appliances; the laundry room is just steps away. Connecting the indoors to the outdoor oasis was a top priority in the design of this home, with 90-degree sliders that open to an oversized lanai comprised of concrete pavers where a heated saltwater pool and spa, an outdoor shower, direct access to a bathroom, and an outdoor kitchen await. Fuss-free furniture is arranged to encourage leisurely conversation and relaxation. It creates an undeniably resort-style vibe, enabling guests to relax, partake in a board game, or enjoy Florida's balmy breezes. The primary suite promotes relaxation, with a spa-like ambiance characterizing its ensuite bath, split dual vanities, and spacious Roman shower. Bedrooms two and three each offer full baths and comfortably accommodate guests while affording abundant privacy. Just steps from the back door is a composite boat dock with a covered 7,000 lb lift-- the perfect place to launch your boat for an evening cruise of the canals. The home's abundant curb appeal is further enhanced with a stylish brick paver driveway, Bahama shutters, and a raised entry porch. For additional peace of mind, the home offers impact-resistant windows, a retractable hurricane screen on the lanai and the front door, a video surveillance system, and wiring for a generator hook-up. This stunning home, being SOLD FURNISHED, is where timeless beauty meets unrivaled quality. To the delight of boating enthusiasts, South Gulf Cove has approximately fifty-five miles of broad and deep brackish water canals. A 10-minute ride through the channels will lead you to the Interceptor Lagoon, home to outstanding fishing and boating. For those who wish to explore beyond, a remote-controlled lock opens to the Myakka River, Charlotte Harbor, the ICW, and the crystalline blue waters of the Gulf of Mexico. Residents enjoy a community center, parks, boat ramps, and a neighborhood learning garden. South Gulf Cove is within a short drive to the pristine Gulf beaches of Boca Grande and Manasota Key. Call today to schedule a private showing and prepare to be captivated by this vibrant neighborhood where a strong sense of community prevails. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).