

**274 COLONY POINT DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2148 A/C & 2731.00 Total

Neighborhood: Punta Gorda Isles, PGI New Sailboat, Punta Gorda

Prior Taxes: \$ 9,513

Water View: Canal

Year Built: 1995

MLS: C7490174

Listed By: FIVE STAR REALTY OF CHARLOTTE

***Magnificent Waterfront Setting *Elegant 3bd 3ba Pool Home *Fantastic Punta Gorda Isles Location!! *Less than 8 min to Charlotte Harbor *Sailboats, Power boats, your choice, With 2 access points to Charlotte Harbor you'll enjoy the Vessels Passing by Your Backyard!! *Catch Dinner off your 45ft Dock with Lights, 50 amp Shore power & 10ft pilings *Spacious Pool Lanai area with Travertine Tile**

& Pool Bath *A Tilcor 50 year Warranty Metal Roof *PGT Impact sliding doors and Palladian Windows *Interior ~ Split bdr floor plan, Crown Molding, Lg Porcelain Tiles on the diagonal Throughout the home, Vaulted Ceilings, Granite Counters, New in 2024 SS Appliances, Slow close Wood Cabinetry, Plantation Shutters, Lanai-Power rolled shade Walk-in closets *Garage~Epoxy Floor & New overhead garage door w/remote * Mature Landscaping *Paver Brick Driveway *Meticulously Maintained *This is Your Wonderful Piece of Paradise in PGI Bedroom Closet Type: Walk-in Closet (Primary Bedroom).