

**3267 SUGARLOAF KEY ROAD, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2736 A/C & 3423.00 Total

Neighborhood: Burnt Store Marina, Punta Gorda

Prior Taxes: \$ 10,767

Water View:

Year Built: 2004

MLS: C7490311

Listed By: CENTURY 21 SUNBELT BURNT STORE

Why wait to build when you can enjoy a beautiful newly-painted custom home with a new 2024 roof situated on a large lot inside the gates of Burnt Store Marina? Located just a short walk to the docks on a quiet side street, you'll be near the heart of the marina where a multitude of activities are waiting for you! A paved long drive leads up to this appealing residence. Built by PGI Homes, the timeless

design features 3 beds and 3 baths in a comfortable open living area with a huge central kitchen, split bedrooms, volume ceilings, loads of natural light, spacious pool and great curb appeal. Step inside to a strikingly clean and contemporary ambiance with attractive 20" tile in the main traffic areas and comfortable carpet in the bedrooms and center living room. And stylish living and dining room furniture is included! Sunlight abounds through skylights, pocketing sliders and transom windows above you. The spacious kitchen is ready for your culinary skills with large granite counters, center island and plenty of prep areas with stainless appliances, hardwood cabinets and a broad breakfast bar that brings everyone together for the conversation. An intimate dinette area overlooks the pool and lanai while a separate dining area can accommodate a table for 8. This design is perfect for entertaining! An expanded owner's suite features tray ceiling with crown molding and a large ensuite bath with walk-in shower and wide vanity. At the far end is an enclosed office/den under a delightful octagonal ceiling - you can work from home and keep your files private. A bedroom in front includes an adjacent bath that could be closed off to make it ensuite. A built-in closet could easily be added to the bedroom as well. But the show-stopper is the guest bedroom behind the kitchen! With a gorgeous coffered ceiling, handsome mahogany entertainment wall, crown molding, custom wood paneling and extra space for relaxing, this could easily accommodate a full-time guest or family member or make it a family/game room! A convenient third bath is on the same hall and also leads out to the pool. Southern exposure over the pool area keeps it warm in winter and sunlit all year long and you can entertain outside with a summer kitchen featuring JennAir grill and sink. Tropical vegetation and opaque screening surround the pool area enhance privacy in back. You can add even more space and privacy with the vacant lot on the right. It's also available for purchase separately. Full hurricane protection keeps it safe when you're away. This home has NO monthly HOA fees! Take advantage of the opportunity for a beautiful custom home you can move into right now!