



## 130 BREAKERS COURT UNIT 223, Punta Gorda, FL, 33950

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1544

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

Prior Taxes: \$ 6,070

Water View: Canal

Year Built: 1995

MLS: C7490489

Listed By: RE/MAX HARBOR REALTY

Situated in the serene waterfront community of Punta Gorda Isles, this stunning 2-bedroom, 2-bathroom TURN-KEY condo offers an unparalleled living experience with direct access to Charlotte Harbor and a deeded dock behind your unit, perfect for boating enthusiasts. The moment you enter, you are welcomed by breathtaking water views and a host of beautiful updates. Both bathrooms have been transformed now boasting new plumbing, tiled showers, contemporary vanities,

modern lighting, and mirrors, adding elegance and sophistication. The living space is thoughtfully designed with disappearing sliding glass doors in the great room that open up to a screened balcony, merging indoor comfort with outdoor tranquility. Luxurious LVT flooring is throughout the main living areas and is complemented by custom shiplap walls with perfectly matched lighting in the kitchen. The kitchen is a chef's delight, equipped with stainless-steel appliances including a new refrigerator, new garbage disposal, new RO water filtration system, solid surface countertops, and ample storage space. It also includes a convenient pass-through window to the lanai, enhancing your entertaining options. Adjacent to the kitchen, the dining area provides a cozy setting for enjoying meals, while the bedrooms offer a retreat of comfort and style. The master suite dual walk-in closets, and an en-suite bathroom with a walk-in shower and his-and-her vanities. The guest bedroom and separate bathroom are ideal for guests or as a home office. Step outside to the private screened balcony, where tiled flooring and peaceful views of the waterway await. This space is perfect for enjoying the passing boats, soaking up the sun, or sipping your morning coffee in tranquility. The condo is also outfitted with a large interior laundry room, complete with a new washer/dryer set, a utility sink, and extra storage space. Upgrades include a brand-new HVAC system with a UV light and a transferable warranty, cleaned ductwork, a new hot water heater, updated plumbing and electrical fixtures throughout the kitchen and bathrooms, and new carpet, baseboards, and fresh paint in both bedrooms. The deeded dock comes with an extra-wide boat lift (10,000 lb) and water/electric hook-ups, making water adventures easily accessible. Breaker's Point residents enjoy covered parking, a heated community pool, and elevator access. Located in Punta Gorda Isles, the condo is centrally positioned for easy access to the historic downtown, Yacht Club, Fishermen's Village, and more, with I-75 and Gulf beaches just a short drive away.