

**17204 CAPE HORN BOULEVARD, Punta Gorda, FL, 33955**

Vacant Land

Neighborhood: Burnt Store Lakes, Punta Gorda

Subdivision: BURNT STORE LAKES

Acreage: 0 to less than 1/4

Lot Dim: 80 x 120 x 80 x 120

Lot Size Sqft: 9600

S/S/B/L: 908 2

Prior Taxes: \$ 1,312

Water View: Lake

Waterfrontage: 80

MLS: C7487786

Listed By: MICHAEL SAUNDERS & COMPANY

Don't let this one-of-a-kind Lakefront lot pass you by. Located in the beautiful Burnt Store Lakes, this lot features a southeastern rear exposure view and located

on one of the most popular lakes in the community. What make this locale so special is the lake has center islands that affords additional privacy and is where you will enjoy watching a variety of Florida birds that call this home. This is a regular shaped 80 x 120 lot with a street sidewalk that is perfect for your leisurely morning or evening strolls throughout the neighborhood. Public utilities are already in place in the Burnt Store Lakes community which makes this lot an exceptional value! Burnt Store Lakes is a beautiful deed-restricted community with many new custom construction homes currently being built throughout the community. As a Burnt Store Lakes resident, you can kayak on one of the many lakes and observe a variety of birds and wildlife that share this naturalistic setting! Enjoy Burnt Store Lakes' amenities of park and playground and kayak/canoe launch that leads to Charlotte Harbor where you can frequently observe game fish, manatees, porpoises, and sea turtles! Golf, Marina, Activity Center and Restaurants can be enjoyed at neighboring Burnt Store Marina, which is SW Florida's immediate harbor access, full-service, deep water marina. Downtown Punta Gorda is a short drive where there are plenty of restaurants and town activities to partake in.