

**2065 VIA ESPLANADE, Punta Gorda, FL, 33950**

Vacant Land

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 05

Acreage: 0 to less than 1/4

Lot Dim: 80 x 120

Lot Size Sqft: 9599

S/S/B/L: 25 13

Prior Taxes: \$ 5,385

Water View: Canal

Waterfrontage: 80

MLS: C7489686

Listed By: RE/MAX HARBOR REALTY

Punta Gorda Isles is one of the most sought after boating and golf communities in Southwest Florida. Noted for the historic charm of its downtown waterfront parks, trails and restaurants, the famed Fisherman's Village with its waterside restaurants, novelty shops, sunset charters and boat rentals and the year round

weekend Farmer's Markets, you couldn't ask for a more desirable place to build your dream home. Nestled on a quiet street of meticulously maintained homes, this vacant land parcel is situated alongside a quiet cul-de-sac and is ideally positioned where the back of your home will enjoy a southern exposure; ideal for unobstructed sunlight to warm your pool or for the avid sunbather. Within less than a 20 minute boat ride to the expansive waters of Charlotte Harbor and the gulf islands beyond, you couldn't ask for a better location to enjoy a day on the water or to take advantage of the many events that go on year round around town. One important benefit of living in Punta Gorda Isles uncommon to any other waterfront location in Florida, is within your taxes the city maintains the seawalls, and canals, saving your thousands of dollars from repairing or replacing on your own. There are not many properties with full 80 ft. seawalls left, so if you've envisioned building your dream home on the water this is an opportunity you don't want to miss.