

**300 MADRID BOULEVARD, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2105 A/C & 3391.00 Total

Neighborhood: Burnt Store Isles, BSI Golf Course, Punta Gorda

Prior Taxes: \$ 4,544

Water View:

Year Built: 2004

MLS: C7489384

Listed By: SWOYER REALTY LLC

THIS ONE'S SPECIAL. Be sure to check it out before you settle for less! This well-designed home offers many unique features to make it a premium choice. Two separate buildings, each with its own central HVAC, deliver a main house with 2 bedrooms and 2 full bathrooms, plus the "cabana" house, which can serve as a your 3rd bedroom, a handy home office OR a separate in-law apartment, with mini-

kitchenette and your 3rd full bathroom. (It's also an opportunity for rental income!) ALL bedroom closets are walk-in. Double front entry doors provide a dramatic entrance to the large, sunny center courtyard, which is totally private with no sight-lines to the public. Not everybody wants a pool, but if you do this is the perfect spot to add one. A 14x28' private pool can fit in the courtyard without impacting property setbacks! The big corner lot delivers 0.45 acre with an expansive front yard and a long circular driveway, allowing generous extra off-street parking. Fantastic location features the Twin Isles Country Club (301 Madrid) with its swimming pool, tennis courts and fine restaurant as your neighbor across the street, with the TICC Golf Course virtually extending your back yard with a beautifully scenic, tranquil view from the enclosed back patio, looking out over the 10th tee. (Like having an extra 50 acres back there, with somebody else to mow the lawn!) It's all move-in ready and in excellent overall condition with a new roof, new paint, new landscaping and all upgraded stainless steel appliances. Roof features newest wind-resistant flat tiles. Custom-fitted Storm Smart hurricane shutters included. Oversized 3 car garage with 12' high ceilings includes 220-240V Electric Vehicle charging station, along with a dedicated HVAC mini-split system. Interior designs and color palettes are warm and welcoming Craftsman-inspired choices, with most interior furnishings optionally available for purchase. Retail plazas within 1/2 mile offer a Publix supermarket, Home Depot, restaurants, medical/dental offices and more. Elevation certificate & survey provided. There are no mandatory HOA fees, membership in the Burnt Store Isles Association is optional at \$45/year (it is a Neighborhood Association, not an HOA per Florida Statute 720). Deed restrictions are listed on the website at BSIA.net, enforced by the applicable City of Punta Gorda zoning district. Listing agent is owner. Come get a look!