

**2818 & 2824 MAGDALINA DRIVE, Punta Gorda, FL, 33950**

Vacant Land

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 07

Acreage: 1/4 to less than 1/2

Lot Dim: 120 x 160

Lot Size Sqft: 19200

S/S/B/L: 75 21

Prior Taxes: \$ 3,645

Water View: Canal

Waterfrontage: 160

MLS: C7489970

Listed By: COLDWELL BANKER SUNSTAR REALTY

**BOATERS DELIGHT!!! CANAL FRONT - CLEARED VACANT DOUBLE LOT/ZONED MULTI FAMILY LOCATED IN PUNTA GORDA ISLES - WITH 3 DOCKS - Don't miss this opportunity to build your Boater's Waterfront Dream Home on these two vacant lots - Situated in the highly desirable PGI community,**

also known for being one of the only communities in Florida that will cover repairs of their residence's seawalls if damaged, this is the perfect location to turn your vision into reality. **Income Potential:** Spanning almost half an acre, these double lots boast an impressive 160 feet of water frontage, complete with a concrete seawall to protect your investment. With zoned multi-family designation, this property offers an exceptional opportunity for income-producing development. Imagine waking up to panoramic views of the tranquil canal, with 3 boat docks (note: a 4th dock has been damaged), providing ample space for your aquatic adventures. Indulge in the ultimate Florida lifestyle with convenient access to nearby attractions. A short boat ride will take you to the beloved Fisherman's Village, where you can unwind with a refreshing drink or savor a delectable meal. Downtown Punta Gorda, recognized as the 2nd Best Small Town Food Scene in USA Today's 2020 rankings, beckons with its array of culinary delights and vibrant atmosphere. And don't forget to explore the idyllic shores of Ponce De Leon Park, where sugary sands meet the seawall for moments of blissful relaxation. For the avid angler or boating enthusiast, the nearby Peace River provides direct access to the Charlotte Harbor, known as the second-largest estuary in Florida and revered as one of the best sports fishing destinations in the USA and even the world. Cast your line or set sail for adventure in these legendary waters, just waiting to be explored. Exciting developments in the area, include the now famed Sunseeker Resort, set to revolutionize waterfront living with its innovative design and amenities. With Allegiant Air also on its way, the possibilities are endless. Don't miss out on the chance to secure your very own slice of Southwest Florida paradise. Whether you envision a serene retreat or an entertainer's haven, these vacant lots offer endless possibilities for creating the waterfront home of your dreams. It's time to stop dreaming & Start Actually Living your Slice of Florida Paradise Sunshine Home Dreams!