2801 RYAN BOULEVARD, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet:2610 A/C & 3538.00 Total

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

Lot Dim: 216 x 151 x 40 x 14

Prior Taxes: $ 6,967

Water View: Canal

Year Built: 2003

MLS: C7483855

Listed By: COLDWELL BANKER REALTY

Introducing an exquisite property with a captivating charm: "Behold this exceptional residence now on the market! Nestled on just under half an acre, this sailboat-access gem in Punta Gorda Isles is a rare find. Impeccably maintained, this 3-bedroom, 2.5-bath, 2-car garage waterfront pool home promises an unparalleled living experience, providing swift access to Charlotte Harbor and beyond to the Gulf of Mexico. The home boasts an enchanting curb appeal,

accentuated by its corner lot location and a sprawling circular driveway. Step inside to discover a thoughtfully designed open floor plan featuring high and tray ceilings, a neutral decor palette, a formal dining room, and a living room with a generously sized pocket slider leading to the lanai. The well-appointed kitchen is a chef's delight, equipped with stainless steel appliances, solid surface counters, a center island, a breakfast bar, and a casual dining nook that offers breathtaking pool and water views. The master suite is a sanctuary of comfort, providing an incredible view through a private slider to the pool area. With his and hers walk-in closets, an ensuite featuring dual sinks, a garden bath, a separate vanity, and a Roman shower, this space is a true retreat. The split bedroom plan ensures optimal privacy, with two guest bedrooms and a separate guest bath. An additional bonus room adds versatility, serving as a home office or library. The outdoor space is designed for entertaining and relaxation, featuring a covered lanai with extra living space, a half bath, a separate outdoor shower, and a heated screened pool and spa. Special touches include an inside laundry room, a beautifully landscaped backyard with mature tropical flora, hurricane shutters, and a brand-new tile roof. Situated in a popular boating and golf community, this property is conveniently located near Fishermen's Village and the charming historic downtown Punta Gorda. Enjoy proximity to shops, restaurants, community events, and entertainment. The prime location offers immediate access to world-class fishing and boating, stunning beaches, beautiful parks, and fine dining. Don't miss the opportunity to make this extraordinary property your own!"