

**1791 NOTTINGHAM TRAIL, Punta Gorda, FL, 33980**

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1660 A/C & 2186.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 742

Water View: Pond

Year Built: 2023

MLS: C7490686

Listed By: COLDWELL BANKER SUNSTAR REALTY

SELLER OFFERING \$5000 BUYER CONCESSION at this BEAUTIFUL 10th Hole Golf Course & Water Views AWAIT from this 2023 Built NEW VILLA with tons of upgrades at 55+ Kings Gate Community! Inside, find large format tile throughout, plantation shutters, quartz countertops, real wood cabinets, upgraded light fixtures, upgraded pulls, a screened lanai, and more! This VENETIAN FLOOR

PLAN boasts 1660 square feet, the largest floor plan by Neal Communities, and is thoughtfully arranged with great spaces and natural light. Inside the front door, enjoy a spacious living room with sliding glass doors to the lanai to watch the golfers or the ducks in the pond. This room is open to the dinette and large eat-in kitchen with beautiful finishes! Off the back side of the kitchen, find a conveniently located guest bathroom with lovely appointments, also nearby to the guest bedroom with great storage and natural light. Also off the kitchen enjoy a MASSIVE laundry room with sink/extra cabinets and also access to the 2 car garage with extra storage. Back off the living room, find the primary suite tucked away privately, with a large bedroom, walk in closets, and an en-suite bathroom with stone counters, dual vanities, a private toilet room and a large walk-in shower with glass surround. This villa is close to all things Kings Gate, including the amenities center, restaurant, golf, billiards, exercise rooms, pool, spa, all with a full-time activities director and more! With 24-hour gated security and the ability to ride your golf cart in the neighborhood and to nearby shops and restaurants, it is an ideal location! Additionally, this community is convenient to all things Port Charlotte and Punta Gorda for fishing, shopping, hospitals, golf, and more. It is nearby to I-75 and the PGD airport for easy travel access. Schedule your showing today!