

**3215 CEDARBROOK DRIVE, Punta Gorda, FL, 33982**

Single Family Home

Bedroom: 1

Bathroom: 1 Full / 0 Half

Square feet: 880

Neighborhood: Punta Gorda

Lot Dim: 50 x 100

Prior Taxes: \$ 2,079

Water View:

Year Built: 1948

MLS: C7490774

Listed By: KELLER WILLIAMS ISLAND LIFE REAL ESTATE

PUNTA GORDA - SAN SOUCI – WONDERFUL UPDATED COTTAGE IN A PEACEFUL PARK-LIKE SETTING WITH IMMEDIATE WATER ACCESS FROM THE OFFSITE BOAT RAMP AND NO HOA. HEAD TO THE PEACE RIVER AND

CHARLOTTE HARBOR VIA THE BEAUTIFUL AND PEACEFUL SHELL CREEK! SHELL CREEK IS WONDERFUL FOR BOATING, FISHING & KAYAKING! THIS ONE BEDROOM, ONE BATH HOME IS ON A CORNER LOT AND HAS BEEN TOTALLY RENOVATED INSIDE AND OUT MAKING IT LIKE A BRAND NEW HOME! THE KITCHEN AND LIVING AREAS HAVE BEEN THOUGHTFULLY AND TASTEFULLY UPDATED AND INCLUDE STAINLESS STEEL APPLIANCES, BUTCHER BLOCK COUNTER TOPS BREAKFAST BAR AND NEW WOOD FLOORS. THERE IS A STACKED WASHER AND DRYER OFF THE BEDROOM. THE BATH HAS A TUB AND SHOWER COMBINATION AND A SINGLE VANITY WITH A BUTCHER BLOCK STYLE COUNTER TOO. THE HOME HAS TWO GREAT PATIOS. ONE IN THE FRONT OF THE HOUSE WITH SCREENS TO PROTECT FROM INSECTS BUT STILL ALLOWING IN THE WARM FLORIDA BREEZES. THE SECOND PATIO OR ENCLOSED PORCH IS IN THE BACK OF THE HOME GIVING YOU ADDITIONAL COVERED AND ENCLOSED SPACE TO USE AS A SECOND BEDROOM, A DEN OR WHATEVER SUITS YOU. BOTH SPACES ARE A GREAT PLACE FOR MEALS, ENTERTAINING, AND WAVING TO NEIGHBORS IN THIS FRIENDLY NEIGHBORHOOD. THERE IS A DETACHED GARAGE BUILT IN 2020 FOR ALL YOUR STORAGE NEEDS AND IS COMPLETE INSIDE AND OUT WITH A METAL ROOF, 100AMP SERVICE, AC UNIT AND A LEAN-TO FOR ADDITIONAL STORAGE AS WELL. THE HOME ALSO HAS A NEW METAL ROOF, NEW ELECTRICAL WIRING, WATER AND WASTE LINES, NEW WINDOWS WITH HURRICANE PROTECTION FOR ALL WINDOWS. THE COMMUNITY BOAT DOCK IS JUST AT THE END OF THE STREET TOWARD SHELL CREEK AND ALLOWS YOU TO PUT YOUR BOAT OR KAYAK IN ANYTIME. LOTS OF WILDLIFE TO ENTERTAIN YOU TOO! COME AND EXPERIENCE THIS SERENE COTTAGE TODAY!