



## 2334 MAGDALINA DRIVE, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 4

Bathroom: 4 Full / 0 Half

Square feet: 2086 A/C & 2646.00 Total

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Lot Dim: 80 x 120 x 80 x 120

Prior Taxes: \$ 5,376

Water View: Canal

Year Built: 1982

MLS: C7490910

Listed By: HOME MATCHMAKING REALTY

Are you the person who has dreamed of one day becoming a real estate investor? Someone who's first investment property is not only the epitome of paradise, but can also be an income producing, money making duplex for you at the same time? Do not sleep on this. Get on your phone, schedule a showing with your realtor, call

your lender, this is IT. Here's a story about you in 1-2 months. You are living walking distance to Downtown Punta Gorda where everyone walks and bikes to the restaurants, Harborwalk for sunsets, and the farmers market right around the corner at the historic park. Imagine waking up on a Sunday, turning the music on, making a cappuccino in your contemporary coastal chic kitchen, and then deciding, "today is a boat day". After your cappuccino you walk outside to send out the group text, a photo of a margarita in front of the boat as an official invite to all your friends to come on over. They all get on their bikes and golf carts while you start prepping the margaritas on your own custom outside pool bar. As soon as everyone arrives you cheers to living in paradise and to only having to pay half the cost because you have an income from renting out the other side of the duplex. This means drinks are on you, buddy. You take a quick 10 minute cruise out to Charlotte Harbour and stop by Village Brewhouse for Brunch, maybe a quick trip over to TT's Tiki Bar, and say hey why not head up river to the Nav-A-Gator for the best gator bites around. After a long sun-filled day on the water you head back to Punta Gorda Isles, your new home, where you and your friends jump in the heated pool and soak up what's left of the sunset. At the moment you don't have a renter in the other side so you offer up the 2 bedroom apartment to your friends to stay in for the night (it's been a long day). You go back to your side where everything is all yours and you breathe it all in. You go down to your brand new 10x30 dock to enjoy a late night-cap and soak in the joy of making this unbelievable dream into a reality. Congratulations for going after it. You deserve this. Other fantastic bonus features include a metal roof, reverse osmosis water softening system for kitchen and water softener for the rest of the duplex, all updated plumbing, heated pool, 6,500 lb boat lift, Storm Smart hurricane shades for lanais, flood insurance is assumable, new impact windows & doors, and finished outside bar and built in grill. This home qualifies for all types of loans, even FHA with putting as little as 3.5% down. Think of the potential convenience with having your entire family under the same roof but split up by a noise barrier firewall, yet still able to enjoy the pool and boating together. This is the opportunity you've been waiting to jump on.