

**8250 ARLEWOOD CIRCLE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 0 Half

Square feet: 2104 A/C & 2909.00 Total

Neighborhood: South Gulf Cove - Non-Waterfront, Port Charlotte

Lot Dim: 86 x 125 x 74 x 125

Prior Taxes: \$ 3,090

Water View: Canal

Year Built: 2024

MLS: D6136006

Listed By: PARADISE EXCLUSIVE INC

JUST COMPLETED!!! NEVER LIVED IN. Brand new Home with 4 bedrooms / 3 baths / pool / jacuzzi / boat dock / boat lift & 2 wave runner lifts. Step into this exquisite Florida SAILBOAT waterfront retreat, sitting on a concrete seawalled lot

in beautiful South Gulf Cove and discover a world of modern luxury including a thoughtfully designed split open floor plan boasting a main bedroom, a junior suite/in-law suite and 2 guest bedrooms with a total of three bathrooms, one of them also serving as pool bath. This brand new coastal haven with stylish decorative Bahama Shutters offers a bright and airy floor plan that seamlessly blends indoor and outdoor living thanks to 3 stacking 8 FT Hurricane Impact resistant sliders on one side and a 90 degree slider on the other so you can bring the outside in. The Great Room comes with a 12 FT coffered ceiling with LED mood lights, Dramatic Kitchen with 3cm Bali Quartz, with waterfall left & right of island, new Stainless steel appliances, Farm House sink, lots of counter space, integrated microwave, a wine refrigerator, light grey Subway Tile backsplash, pantry with wood shelving, light grey soft close cabinets in kitchen and all 3 baths. The well-appointed kitchen is a chef's delight, equipped with GE appliances, ample cabinetry, and a convenient breakfast bar. It's the perfect space to prepare delicious meals while enjoying panoramic views of the waterway. The Master suite is separated from main living by a modern Barndoor, sliders to pool deck, 2 walk-in-closets and dramatic bath with his and hers separate Bali Quartz vanities and a walk-around-shower including a rain shower are yours as well. The Junior Suite with double doors offers a large Walk-in-Closet an en-suite bathroom with shower, neon light mirror cabinet and single sink. The two Guest bedrooms share a bathroom with walk in shower, neon light mirror cabinet and single Sink. This Bathroom offers direct access to the pool deck. Outside, your private oasis awaits, complete with a custom-designed rectangular pool with Sunshelf and Hot Tub, both with upgrade Pebbletec finish and Italian glass tiles and a new electric pool heater framed by a picturesque cage with 3 large Panorama screens, whereas all pool function can be controlled on your cellphone by a Jandy System. Situated on a lot with concrete seawall and lush landscaping, this residence epitomizes serenity and tranquility, offering the perfect opportunity for serious boaters with a 8x30 FT private Trexwood dock, with upgraded to Solar-powered Dolphin 10,000# hybrid boat lift and a Dolphin 7,000# hybrid boat lift set up for 2 jet ski, inviting you to embark on endless adventures. Dock is prewired for electric and water! Laundry room with sink, front loading washer/dryer and same light grey upper cabinets. All flooring is wood look Luxury Vinyl and light grey ceramic tiles in all bathrooms. 2 Car Garage with EV ready plug and Epoxy floor. Metal roof with spray foam insulation will keep your energy bills low. Irrigation, St. Augustine grass. Property taxes shown reflect the lot taxes before the home being constructed. All dimensions are estimates and should be verified by buyer. Some pictures have been virtually staged.