

**16196 BRANCO DRIVE, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 1809 A/C & 2248.00 Total

Neighborhood: Burnt Store Village, Punta Gorda

Prior Taxes: \$ 391

Water View:

Year Built: 2024

MLS: A4607247

Listed By: RE/MAX SUNSHINE

Pre-Construction. To be built. Don't wait for your dream home any longer! Builder offering rate buy-downs as low as 4.99% to qualified buyers through its preferred lender! Homes is renowned for its efficient building processes and timely delivery, and this stunning 4-bedroom, 2-bathroom residence is no exception. Step inside and experience the meticulous attention to detail that sets this home apart. The heart of the home is the inviting great room, filled with natural light streaming through glass sliders that lead to the spacious 10x16 under-truss lanai area,

perfect for enjoying the Florida sunshine. The charming kitchen is a chef's delight, boasting ample cabinet space, sleek stainless steel appliances, luxurious Quartz countertops, and a convenient breakfast bar – ideal for entertaining or casual dining. Retreat to the primary bedroom, complete with an ensuite bathroom featuring dual sinks and a spacious shower, large walk-in shower, offering a tranquil oasis of relaxation. Three additional bedrooms provide flexibility and space for family or guests, sharing a well-appointed guest bathroom with dual sinks and a tub/shower combo. Garage epoxy flooring adds durability and a touch of sophistication to the home, while the exterior will feature a paver driveway & walkway, along with lush, freshly laid sod, creating a welcoming and picturesque curb appeal. Nestled in the peaceful setting of Burnt Store Village, with a reasonable HOA fee, this home offers an ideal location between Punta Gorda and the rapidly developing Pine Island Corridor in Cape Coral – ensuring convenience and access to a variety of amenities and attractions. **FULL BUILDERS WARRANTY INCLUDED!** Plus, enjoy the opportunity to speak directly with the builder, ensuring personalized service and peace of mind throughout the home-buying process. Don't miss out on this rare opportunity to own a brand-new home without the long wait. Schedule your viewing today and make your dream of homeownership a reality! Expected Delivery Month: October 2024 Room Feature: Linen Closet In Bath (Primary Bathroom).