

**1406 SURFBIRD COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2111 A/C & 3097.00 Total

Neighborhood: Punta Gorda Isles, PGI Bird Section, Punta Gorda

Prior Taxes: \$ 4,832

Water View: Canal

Year Built: 1982

MLS: C7491010

Listed By: COMPASS FLORIDA

**PRIME WATERFRONT LOCATION IN PUNTA GORDA ISLES! 3 bedroom + office, 3 bath, 2-car garage waterfront pool home with quick SAILBOAT access to Charlotte Harbor leading to the Gulf of Mexico via Buckleys Pass. Oversized lot with 66 ft of waterfrontage, concrete seawall, dock with water and electric plus lift. Step inside to discover an open floor plan with high ceilings and neutral décor,**

complemented by a seamless blend of tile and hardwood floors throughout. The formal living and dining room, adorned with sliders to the lanai, provide a perfect setting for entertaining. Additionally, a den/office and a sunroom offer versatile spaces for relaxation and productivity. The kitchen is a chef's delight, boasting ample cabinetry, Carrara Marble countertops, a tile backsplash, and stainless appliances with a double oven. A casual dining area with a slider to the lanai and large windows in the primary suite offer serene water views. The light and bright spacious primary suite offers water views and separate dressing area plus large ensuite bath with dual sinks and walk-in shower. Split floor plan provides plenty of privacy for guests with separate pool bath. The outdoor oasis features a screened heated pool, a separate above-ground hot tub, and a waterfront patio for al fresco gatherings. The lush landscaping includes 4 majestic mahogany trees, enhancing the picturesque setting. Notable features of this home include an inside laundry, impact windows, a new A/C in 2020, a new pool heater and heat pump in 2024, and a new roof in 2023. Located in an extremely low traffic area, this home is nestled in a popular golf and boating community, just minutes from the Yacht Club, Fishermen's Village, and the historic downtown area of Punta Gorda. Enjoy arts, community events, entertainment, world-class fishing, boating, and fine dining, as well as beautiful parks and easy access to the SWFL gulf beaches. Meticulously maintained with pride in ownership offering a lifestyle that is truly second to none. Schedule your private showing today!