



16176 LA BARGE CIRCLE, Port Charlotte, FL, 33981

Single Family Home

Bedroom: 4

Bathroom: 5 Full / 0 Half

Square feet: 2952 A/C & 7503.00 Total

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

Lot Dim: 74 x 125 x 86

Prior Taxes: \$ 12,257

Water View: Canal, Lagoon, Lake

Year Built: 2020

MLS: W7864088

Listed By: LISTWITHFREEDOM.COM

PRIME LOCATION!! Presenting this stunning, Key West Style, waterfront home on

the desired Lagoon within South Gulf Cove, located minutes from Charlotte Harbor. The double staircase leads to a balcony with a covered porch w/ Wi-Fi lighting and sound. The main entry doors have a retractable screen so you can always open the doors for the perfect day! Or take the elevator! The living area lies straight ahead, with 20 feet of disappearing stacking sliders provides an expansive view of the Lagoon and the preserve to relax and watch wildlife, not to forget the stunning sunrises. The custom designed, floor to ceiling, entertainment wall boasts a tv niche large enough to fit an 82" tv, and 10 shadow boxes to display your taste of style. On those rare cold nights, snuggle up with the electric fireplace and turn on the surround sound for an epic movie night. The kitchen is highlighted with quartz countertops, subway tile backsplash featuring an oversized counter height island, cabinetry with under cabinet lights, double sinks, all matching Frigidaire Professional appliances; cooktop, double wall ovens, standup refrigerator and standup freezer with trim kit, microwave/air fryer, and 2 dishwashers. Also, a full-sized wine fridge and a walk-in pantry. With an adjacent built-in bar area and access to the balcony through 12 feet of disappearing stacking sliders, hosting game day is a breeze with the sizable outdoor bar with cabinets and granite countertops, equipped with 3 tv's, 4 beverage coolers, and ice maker. The retractable motorized screens allow for either clear views or insect protection, depending on the time of day. The upper level boasts 3 guest rooms; 2 separate en suites with walk-in closets, one with a walk-in shower, the other with a tub/shower. The 3rd guest room provides enough space for a King bed and has a walk-in closet and a privately shared bathroom. The primary en suite offers his and hers walk-in closets, separate vanities, walk-in shower, and separate water closet. Also utilize a half-walled space used for your liking; a working area, a seating area, or even a wet bar. The lower level provides additional rooms with mini split air conditioners, one is a gym with sauna and sliders to the lanai, and another is a room with stacking sliders out to the lanai, in the room are kitchen amenities, closet and enough room for a bed and furniture along with an attached full pool bath. With the lower levels generous size, there is an interior breezeway with access to the pool and garages, and equipped with water hookup. Besides the storage area under the interior main staircase, there is a large separate storage room on this level. The lanai consists consists of a Pebble Tec saltwater swimming pool, complete with a heater for year-round fun and an easy-to-use Wi-Fi control system. Enjoy a built-in 35 feet long bench, a sun shelf, a relaxing spa with waterfall, and Travertine decking. Take a break from the pool, have a seat at the bar or in the covered lounge area and enjoy the peaceful sounds of the water fountain wall. A Control 4 system is installed throughout the home as well the exterior and the large lawn that is beautifully landscaped with palm trees and a sandy beach area overlooking the Lagoon. Whether you want to explore South Gulf Cove's scenic canals or boat to dinner or even set sail into the Gulf of Mexico, the possibilities for waterfront enjoyment are endless!