



2310 VIA VENICE, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2232 A/C & 3096.00 Total

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Prior Taxes: \$ 6,132

Water View: Canal

Year Built: 1990

MLS: C7491634

Listed By: RE/MAX ANCHOR OF MARINA PARK

Located in the highly sought-after Punta Gorda Isles, this waterfront property is a boater's dream! Open water in a matter of minutes and includes 30' of seawall in place along with water/electric, 8x12 angular cement dock and 10,000 lb. boat lift. This PGI home has 2,234 square feet of living space and features the open/split floor plan providing perfect spaces for all including a family room, formal living room, formal dining room, and 3 spacious bedrooms all connected to the

beautiful outdoor area that makes this perfect for living out your Florida dream lifestyle. The moment you arrive at your new home you will begin to appreciate the upgrades from the new metal roof, landscaped yard that includes fruit trees and palms and sits on an oversized corner lot. Etched double door entryway opens into the formal living/dining room that features soaring ceilings, wall of glass sliders with transom windows, a formal dining area and an abundance of space that flows effortlessly into the spacious kitchen. The kitchen showcases all stainless-steel appliances, breakfast bar, sleek white raised panel cabinets and drawers, recessed lights, plenty of countertop space and dinette area that overlooks the pool and waterway beyond. The primary suite has new plush carpeting, French doors with private pool access, large tray ceiling and two walk-in closets. The ensuite was recently updated with a fabulous walk-in shower with pebble flooring, dual shower heads that includes a ceiling mounted rain shower and extended granite countertop vanity with dual sinks. Two other nice-sized secondary bedrooms that share a full bath with dual sink vanity are sure to please family or visitors. Outside is an entertaining delight within an oversized pool/lanai area showcasing a sparkling heated/salt water pool with outdoor shower, and screened-in lanai area that keeps you shaded from the Florida sunlight. Home also features oversized 2-car garage, inside laundry room with storage space and utility sink, irrigation, hurricane shutters, fenced in backyard, A/C in 2014 and so much more. Close to I-75/US41 and nearby to Fishermen's Village, downtown Punta Gorda shops & restaurants, great boating, fishing, sailing, and more. Home is completely spotless and waiting for you. Come enjoy the Florida lifestyle in this impressive home