

**15118 & 15142 ALTURA ROAD, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1914 A/C & 2887.00 Total

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

Prior Taxes: \$ 6,360

Water View: Canal

Year Built: 2021

MLS: C7491497

Listed By: BARNES & PHILLIPS REAL ESTATE

This stunning custom-built 3-bedroom, 2-bath pool home is ideally situated on a tranquil saltwater canal, offering both privacy and unique waterfront access. The property spans across two spacious lots, providing an expansive setting that enhances its serene ambiance and picturesque views. The home itself is a marvel of modern architecture and design. Upon entering, you're greeted by an open floor

plan that seamlessly integrates living, dining, and kitchen areas—perfect for entertaining and daily living. The kitchen is a chef's dream, featuring luxurious granite countertops and sleek stainless appliances. The inclusion of a farm sink in the laundry room adds a touch of rustic charm and practicality. Each of the bedrooms is thoughtfully designed to offer comfort and style, with the master suite boasting tray ceilings adorned with tongue and groove wood finishes, enhancing the space with a warm, inviting atmosphere. The custom ship-lap siding in the bathrooms adds a nautical, refined touch that ties in beautifully with the home's coastal setting. The living space extends effortlessly outdoors. A 40x19 enclosed pool area with brick pavers and a sundeck offers a private oasis for relaxation or hosting gatherings. The outdoor sink area and wine cooler make outdoor entertaining a breeze, allowing guests and family members to enjoy the beautiful climate of the region. Additional notable features include interior barn doors that provide a modern, yet rustic aesthetic, and contribute to the efficient use of space throughout the home. One of the property's standout features is the massive 35x25 metal, air-conditioned garage with a 10' overhang, perfect as an RV storage space or a large workshop. This facility ensures ample space for hobbies, storage, or maintaining vehicles, making it an ideal addition for those who value functionality and flexibility in their home environment. Finally, the 12x12 dock on the saltwater canal with its own private boat ramps not only enhances the property's charm but also offers direct access to the water, ideal for boating enthusiasts or those who simply enjoy the peacefulness of waterfront living. Overall, this home perfectly blends luxury, practicality, and unique aesthetic touches, making it a rare find in today's real estate market. Whether you're looking for a family home or a splendid retreat, this property promises to offer everything and more.