

**103 TROPICANA DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1517 A/C & 2303.00 Total

Neighborhood: Punta Gorda Isles, PGI Old Sailboat, Punta Gorda

Lot Dim: 80 x 120

Prior Taxes: \$ 8,607

Water View: Canal

Year Built: 1970

MLS: C7491728

Listed By: RE/MAX HARBOR REALTY

HUGE PRICE REDUCTION! It's all about the location! Location makes this house an ideal choice! Bring your yacht, power boat, sail boat or even pwc; a short boat ride in the deep water canal and you're on open water. The boat lift was lost from the last hurricane but the dock and the city maintained sea wall is in perfect

condition! The Sea Wall is maintained by the City of Punta Gorda. Just say NO to HOA and CDD fees and there are no assessments! There is still power and water to the dock! The house was a 3 bedroom but one of the rooms was opened up and is now a family room. There is hardwood floors and ceramic tile throughout the house which brings warmth and beauty that will blend with almost any decor! The venetian plaster on many of the walls still boasts the faux finish paint, enhance this beautiful home with your choice of color palette. Relax in the Primary Bedroom with the ensuite that gives way the oversized walk-in closet. The kitchen has granite counter tops and hardwood cabinets with stainless steel appliances. Sit in the dinette with the large oversized picture windows overlooking the waterway. The roof was replaced 2023 with Tuff Rib metal roof which should last you 30 years! Yes this house would require some TLC on the yard and landscaping since the owners use this only as a weekend get-away, but it would not take much work at all to make this home one that is the envy of the neighborhood! There is a transferable FEMA Flood policy in place!