

17572 VELLUM CIRCLE

\$ 449,000



1,809	406	33	0	2,248
LIVING	GARAGE	ENTRY	PORCH	TOTAL AREA
SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.



17572 VELLUM CIRCLE, Punta Gorda, FL, 33955

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 1809 A/C & 2248.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Prior Taxes: \$ 1,214

Water View: Pond

Year Built: 2024

MLS: A4608592

Listed By: RE/MAX SUNSHINE

Pre-Construction. To be built. Builder offering rate buy-downs as low as 4.99% to qualified buyers through its preferred lender! Pre-construction with Aug/Sept 2024

as the estimated completion - New Model! The "Ruby" expands off the popular 'Biltmore' model, incorporating 9' 4" ceilings throughout, along with stylish coffered ceilings in the Living/Great Room, Primary Bedroom and Dining area. Close to the coast, yet the home is located outside of lender-mandated flood zones. Synergy Homes is renowned for its efficient building processes and timely delivery. This rightly-designed 4-bedroom, 2-bathroom residence is no exception. Step inside and experience the meticulous attention to detail that sets this home apart. Owners can have peace of mind with a 5v metal crimp roof - rated up to 200MPH. The heart of the home is the inviting great room, filled with natural light streaming through triple-panel glass sliders that lead to the spacious 10x16 under-truss lanai area, perfect for enjoying the Florida sunshine. The charming kitchen is a chef's delight, boasting ample cabinet space, sleek stainless steel appliances, luxurious Quartz countertops, and a convenient breakfast bar – ideal for entertaining or casual dining. Retreat to the primary bedroom, complete with an ensuite bathroom featuring dual sinks and a spacious shower, large walk-in shower, offering a tranquil oasis of relaxation. Three additional bedrooms provide flexibility and space for family or guests, sharing a well-appointed guest bathroom with dual sinks and a tub/shower combo. Garage epoxy flooring adds durability and a touch of sophistication to the home, while the exterior will feature a paver driveway & walkway, along with lush, freshly laid sod, creating a welcoming and picturesque curb appeal..... Nestled in the peaceful setting of Burnt Store Lakes, with a reasonable HOA fee, this home offers an ideal location between Punta Gorda and the rapidly developing Pine Island Corridor of Cape Coral – ensuring convenience and access to a variety of amenities and attractions. **FULL BUILDERS WARRANTY INCLUDED!** Plus, enjoy the opportunity to speak directly with the builder, ensuring personalized service and peace of mind throughout the home-buying process. Don't miss out on this rare opportunity to own a brand-new home without the long wait..... Schedule your viewing today and make your dream of homeownership a reality! Anticipated Delivery Month: September 2024." Bedroom Closet Type: Walk-in Closet (Primary Bedroom).