

**220 LIDO DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2023 A/C & 2669.00 Total

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

Lot Dim: 85 x 120 x 85 x 120

Prior Taxes: \$ 4,435

Water View: Canal

Year Built: 2006

MLS: C7475835

Listed By: RE/MAX HARBOR REALTY

**CUSTOM, WATERFRONT HOME IN PUNTA GORDA ISLES W/85FT OF SEAWALL & QUICK SAIL ACCESS - This 3 bed/2 bath, custom-built, waterfront home in PGI by Towles Construction offers 85FT of seawall and quick sailboat**

access to Charlotte Harbor. Great buy and hold opportunity as property is rented from March 2024-February 2025. Buy now, secure place in PGI and collect rent for a year. Inside, the home offers a spacious, open floor plan w/soaring cathedral ceilings & pool/water views from almost every room in the home. Architectural details include tile flooring throughout the main living areas, built-in entertainment center w/lighted display shelves, arched & rectangular transom windows, disappearing sliding glass doors & a gourmet kitchen. The kitchen features granite counters, wood cabinetry & a tumbled stone, tile back splash. The kitchen also features a closet pantry & breakfast bar. The adjacent breakfast area has a large picture window & sliding glass door leading to the lanai that offer fantastic views of the lanai, pool & canal. The split bedroom floor plan boasts a private, master retreat w/walk-out access to the lanai, pool & canal views, two walk-in closets & an en-suite master bath w/split vanities, frameless glass-enclosed shower & garden tub. The guest bedrooms share a guest bath w/walk-in shower. One guest room has walk-out access to the lanai & a walk-in closet. The large, screened lanai extends the living space - perfect for true, Florida-style, indoor/outdoor living. Enjoy colorful sunrise views over the canal with your morning coffee. Seawall was replaced by the city of Punta Gorda within the last few years. Water & electric hook-ups are available at the seawall but have been capped during seawall replacement. 85ft of seawall allows you to add the perfect dock to host your boat. Set off on your latest adventure from your own backyard reaching open water through Ponce Outlet w/ease. New premium carpet for master suite from Hessler Carpet ordered installed. Make an appointment today & find your place in paradise.