



17171 SPICE LANE, Punta Gorda, FL, 33955

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2747 A/C & 3811.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Lot Dim: 56 x 120 x 140 x 131

Prior Taxes: \$ 6,946

Water View: Lake

Year Built: 1996

MLS: C7476672

Listed By: MICHAEL SAUNDERS & COMPANY

One or more photo(s) has been virtually staged. Spectacular Private Lakefront Views! The home is not in a flood zone. The adjacent lot to the right of the home (lot #5) is available for separate purchase of a favorable price with an acceptable

offer on the home. This 3 Bedroom, 2 ½ Bathroom home features plenty of living space with over 2700 square feet of living area consisting of a Living/Dining Room, Great Room off Kitchen, Den and Hobby Room. You'll enjoy captivating landscaping the moment you walk to the front door. The Orchids, Bromeliads and succulents that are grafted to the trees at the front entryway are just beautiful. Step past the etched glass French doors into a Formal Living Room and you'll find soaring, ceilings and Zero Corner sliders that look out over the pool and onto the tranquil lake. The Living Room, Great Room, both Dining areas and Kitchen all have incredible views of the lake. With a split bedroom floorplan, the Primary Bedroom features a tray ceiling with crown molding, wood flooring, corner windows with views of the lake and glass French Doors to the lanai and pool. The En-suite Primary bathroom has separate under lit High/Low vanities with dual sinks, a luxurious soaking tub, walk-in shower, and a custom walk-in closet. The kitchen, breakfast bar and a dinette area all look out through a mitered glass window on to the lanai, pool and lake beyond. The den with French doors is located off the Living Room and is suitable as a home office or media room. The guest bedrooms share a 2nd bathroom with walk-in shower and the one has sliders to the lanai. This home features a room that enters from the garage that the owners use as a hobby room work area. With a western rear exposure, here you can enjoy daily sunsets from the spacious lanai area. What a great place to entertain friends and family or on those quieter days, relax alone and unwind. The exterior was recently painted, and the over-sized garage floor just had an epoxy finished floor installed. For your piece of mind, all of the waterlines in the house have been re-piped. Burnt Store Lakes is a beautiful Deed Restricted Community with new custom homes being built throughout the neighborhood. Public water and sewer are in place, and you are allowed to use water from the lake to irrigate your lawn and plantings. Burnt Store Lakes Residents enjoy the Community Park which has covered picnic benches, a playground and restrooms. There is a kayak ramp for Residents only that accesses Charlotte Harbor and the incredible wildlife in the Charlotte Harbor Aquatic Preserve such as Manatees, porpoises, sea turtles and an abundance of game fish. Nearby you'll find SW Florida's full-service deep-water marina, restaurants that are open to the public and amenities such as golf at Burnt Store Marina. It's just a short drive to Downtown Punta Gorda, one of Florida's best small towns, with plenty of restaurants and town activities to enjoy and the newly opened Sunseeker Resort just across the river. It doesn't get any better than this to live your dream Florida Lifestyle.