



### 3722 BAL HARBOR BLVD, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 4 Full / 1 Half

Square feet: 4005 A/C & 5306.00 Total

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

Lot Dim: 100 x 120

Prior Taxes: \$ 5,730

Water View: Canal

Year Built: 2024

MLS: C7480942

Listed By: FIVE STAR REALTY OF CHARLOTTE

One or more photo(s) has been virtually staged. Pre-Construction. To be built. This Arthur Rutenberg custom model home will be built on an oversized waterfront lot (100' wide) located in the popular Punta Gorda Isles. This end of canal lot has very desirable long and wide water views with sailboat access to Harbor. Building permits have been approved and ready to be picked up. The Adira model is a

4,005 sf (under A/C), 2-story home with 3 bedrooms, 4.5 baths, bonus room, den and 3 car-garage. Professionally decorated and elegantly appointed, featuring a fireplace in the great room, wine room, walk-in pantry, custom built shelving in den, wet room in owner's bath, equipped exercise room on the second floor, wet bar in bonus room, pool with spa, covered balcony, a contemporary exterior elevation and much more. The virtual tour depicts the incredible design and appointments this new model will have, be sure to click the link! The price includes the lot, the home, outdoor amenities, interiors package, sundeck, walkway to the dock and dock....and of course, peace of mind during the entire process. This model home comes with a two year leaseback of \$6,000 per month, with an option to extend monthly after the 24 months. Punta Gorda is located on the shores of Charlotte Harbor and has spectacular waterfront views, incredible boating, sailing and fishing, a fabulous variety of restaurants and shopping, several golf courses, the PicklePlex and easy access to US-41 and I-75. It's home to many events including a Saturday Farmer's Market, art fairs, boat tours, and has 18 miles of bike and pedestrian trails connecting the city.