

**5179 COLLINGSWOOD BLVD, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2474 A/C & 4014.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 90 x 150

Prior Taxes: \$ 3,626

Water View: Canal, Lagoon

Year Built: 2023

MLS: C7481099

Listed By: COLDWELL BANKER SUNSTAR REALTY

Under Construction. Under Construction. Luxury awaits at this NEW CONSTRUCTION CUSTOM POOL HOME on the Sailboat Access RIM CANAL of the Manchester Waterway with amazing sunsets from this Western Exposure and

all of the upgrades you are wishing for! Find NO STEPS into this 3 bedrooms, 2.5 bathroom home with an office/den, a gourmet kitchen connected to a large great room and 16' ceilings with crown molding throughout and with incredible lighting details, 10' sliders, an oversized 3 car garage, & more! From the outside, impact windows and doors, tongue and groove ceilings in the porches, Bahama shutters, and a West Indies style exterior welcome you. As you come inside the custom double door, find imported French pattern travertine floors in the entire home and be captivated by the view of the pool and waterway beyond, along with the 14 foot ceilings with great details in every room! Off to the right find 2 spacious bedrooms and a shared bathroom with direct pool access. The great room is connected to the lanai and is perfect for entertaining as it's also open to the gourmet kitchen with gas cooktop, built in oven/microwave, and counter height island with quartz counters and custom cabinetry. On one side of the kitchen, the laundry connects to the mud room, garage and pantry. The garage is a car person's dream, with epoxy finish and extra storage room due to the ceiling heights. On the opposite side of the kitchen, the dinette is ideally sized and open to the kitchen and living room with captivating views through the aquarium style glass windows of the sunsets and pool. Beyond the kitchen, the master suite overlooks the water with sliding door access directly outside, dual walk-in closets with wooden shelving, a stunning glass walled shower, dual vanities, and separate free-standing tub. Outside find a massive pool and spa with 2 fire bowls, framing the view of the large lagoon and mangrove conservation area beyond. Also outside find a dedicated pool bathroom, and an outdoor kitchen with gas grill. This home has it all including extra features, such as plantation shutters/blinds and a newly added home generator plug! Do not delay snapping it up today, nearby to great shopping, boating, restaurants, hospitals, beaches and more!