

**3313 GRENADA COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1772 A/C & 2528.00 Total

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

Lot Dim: 80 x 120 x 80 x 120

Prior Taxes: \$ 10,070

Water View: Canal

Year Built: 1996

MLS: C7483193

Listed By: RE/MAX HARBOR REALTY

**WATERFRONT HOME IN PGI W/NEW ROOF, NEW GUTTERS & FRESH EXTERIOR PAINT** - Experience the allure of waterfront living in this meticulously maintained, 3 bed/2 bath waterfront home that is nestled on a quiet street in Punta

Gorda Isles. With a full 80ft seawall, extended concrete dock, and quick sailboat access to Charlotte Harbor, this home allows you to realize all of your waterfront & boating dreams. The epitome of coastal contemporary living, this home is ready to welcome new owners & is in move-in condition. Home offers a spacious open floor plan w/great room & formal dining area. Architectural details include soaring cathedral ceilings and disappearing sliding glass doors that frame the pool & canal views and encourage an indoor-outdoor lifestyle. The kitchen boasts sleek granite counters, stainless steel appliances w/an adjacent eat-in breakfast area w/walk-out access to the lanai & large picture windows overlooking the canal view. The master bedroom has walk-out access to the lanai, pool & canal views, two walk-in closets & an en-suite master bath w/dual sinks & glass-block & tile shower. The split bedroom layout ensures that guests & owner alike enjoy their privacy. Guest bath doubles as a pool bath w/access to the lanai. Step outside on to the lanai where the living space continues. Lanai features an in-ground, heated pool. Relax in the shade of the covered area or soak up some Florida sun sitting poolside. Your maritime adventures begin steps from the back door. Keep your boat docked at the 50 ft concrete dock w/boat lift. Water & electric hook-ups are available dockside. Start enjoying some of the best fishing & boating in SW Florida from your private dock. Other amenities include an attached, two-car garage, hurricane protection & two water heaters. Punta Gorda offers a lively music and art scene w/frequent festivals & weekend events. Find your place in paradise by making an appointment today! FURNITURE IS NEGOTIABLE/HOME CAN BE SOLD TURNKEY