

**373 SEVERIN ROAD, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2209 A/C & 3887.00 Total

Neighborhood: Edgewater - Sailboat Access, Harborfront Homes, Edgewater, Port Charlotte

Prior Taxes: \$ 5,816

Water View: Bay/Harbor - Full

Year Built: 1970

MLS: C7484038

Listed By: COLDWELL BANKER SUNSTAR REALTY

**PRICED TO SELL! RARE OPPORTUNITY** to own this 1/2 ACRE TIP LOT ON CHARLOTTE HARBOR with a remodeled Mid-Century Modern 3 Bedroom, 2 Bathroom home with **STUNNING VIEWS THROUGHOUT** and over 276 FEET of frontage with concrete seawall & dock in place on canal side on this property with

room for expansion! UPDATES INCLUDE-2012 METAL ROOF, ELECTRICAL OUTLETS & PANEL REPLACED to CODE, 2018 BOTH BATHROOMS UPDATED and ALL DRAINAGE PIPES RELINED TO THE STREET, ALL FLOORING REPLACED with LVP, 2019 NEW HOT WATER HEATER, 2022-2023 NEW SOFFITS and EXTERIOR LIGHTS, 2023 NEW A/C & DUCT WORK, NEW CEILINGS in FRONT OF HOME/GARAGE, NEW CEILING FANS & NEW GARAGE DOOR. Enjoy a large paver driveway and expanded patio, and no deed or rental restrictions. The front entry has a great private patio area and a trendy new color scheme to enjoy. Enter into the home to find a customized floor plan with a foyer open to the formal living room with great natural light connected on one side, and a guest suite and remodeled full guest bathroom with shower and toilet with bidet, conveniently located off to the left of the foyer on the opposite side. Farther in, find yourself captivated by the views through the floor to ceiling sliding glass doors that bring the unobstructed HARBOR water views to the forefront! The dining room is connected to the family room, which is open to the den area and the kitchen with quartz counters and updated cabinetry and appliances. Off of the kitchen, find great pantry space, an inside laundry room, and a garage with extra storage. On the other side of the dining room, the primary suite awaits, with great sliding door access and beautiful views, a recently remodeled en-suite accessible bathroom with and modern finishes including a floating vanity, a frameless glass shower wall, a toilet with bidet seat and beautiful lighting. A third guest bedroom which can also be an office is connected to this bathroom and also to the main foyer for convenience and maximized usage. With windows and sliding glass doors everywhere, you can enjoy the views from virtually every space and exit to the outside patio areas to enjoy all that this property has to offer. With sidewalks all the way around, take your pick which way you arrive at the water's edge! The newer dock with added wave break wall is on the canal side of the lot for privacy/protection of your boat as you can have any deep-water vessel you choose in place here at your private dock as there are NO BRIDGES to the Gulf of Mexico from here. The back patio is HUGE with 65'x16' of entertaining space open to the entire length of the house and is also connected to the large, oversized driveway and spacious backyard. Enjoy the proximity to the new Sunseeker Resort restaurants and shops, and other local restaurants, shops, hospitals, parks, golf, marinas, and more from this ideal location, or hop in your boat for a short trip over to Fishermen's Village for dining, fuel, shopping, and more as well. This home has it all and is ready for you! Be sure to ask for the attachments and view the virtual tours for additional details!