

**2831 DEBORAH DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 4343 A/C & 5012.00 Total

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

Lot Dim: 68 x 120 x 120 x 120

Prior Taxes: \$ 11,065

Water View: Canal

Year Built: 1987

MLS: C7484535

Listed By: RE/MAX HARBOR REALTY

CUSTOM, 4,300 SQ FT, COURTYARD POOL HOME *WITH NEW ROOF* IN PUNTA GORDA ISLES ON PERIMETER CANAL W/QUICK SAIL ACCESS & 120 FT OF SEAWALL - JUST MINUTES TO PONCE OUTLET. Western rear exposure

guarantees colorful sunsets over the canal view. This spectacular home has been beautifully updated w/all new flooring throughout plus a modern kitchen & gorgeous baths. Four sets of sliding glass doors separate the interior living space of the home from the indoor pool area. With the interior sliders open, the 1,200 sq ft, climate-controlled atrium & pool room become part of the total living space. Enjoy your pool year-round, pest & humidity-free - RAIN OR SHINE. River rock decking surrounds the in-ground, solar-heated, saltwater pool. Four skylights plus four sets of sliding glass doors allow tons of natural light to flood the space creating a private, indoor oasis. A built-in bar w/granite counter & pass-through window to the kitchen and a full bath complete the pool area. Gleaming, wood-look, luxury vinyl flooring is found throughout the home w/the exception of tile flooring in the bathrooms. A formal foyer & formal dining room greet you as you enter the home. Foyer continues through the atrium into the pool area. The kitchen is a chef's delight w/all new stainless-steel appliances, granite counters, large center island w/induction range, built-in wine refrigerator & breakfast bar. Kitchen also boasts built-in pantry, under cabinet lighting & mosaic tile back splash. Large family room w/fireplace and picture windows is adjacent to the kitchen. The home was designed for entertaining. The family room includes a built-in coffee bar & breakfast area. Other architectural details include soaring cathedral ceilings, plantation shutters plus modern fans & light fixtures. The split bedroom floor plan offers a spacious, master retreat w/two sets of sliding glass doors leading to atrium & pool room plus an en-suite master bath. Entrance to the master bath has a seated vanity w/granite counter across from the oversized walk-in closet. Spa-like master bath features granite counters, two vessel sinks, a gorgeous soaking tub & tiled shower w/luxury, stainless-steel panel system w/waterfall shower head & multiple jets. Split bedroom design boasts large guest bedrooms that share a beautifully updated full bath. The pool area opens to a brick paver patio w/insect misting system that takes full advantage of the PERIMETER CANAL & MANGROVE/NATURE PRESERVE view. It's the perfect spot to take in the gorgeous sunset views. Brick paver path culminates at the 10' wide, extended concrete dock. Dock features a 10,000 lb boat lift & fish cleaning table. Water & electric hook-ups are available dockside. Other amenities include Kinetico water softener, hurricane protection, brick paver drive & attached 2-car garage. Everything has been updated so you don't have to do it: NEW Anderson windows & exterior pool sliders (2023), NEW skylights (2023), NEW standing-seam metal roof (2023), replumbed w/overhead piping & manifold system (2023), NEW solar-power hot water heater & panels (2023), NEW security cameras at garage w/motion-activated flood lights & doorbell camera (2023), TWO NEW A/C systems - 3-ton for dining room/master bedroom (2022), 2-ton system for pool area (2021), NEW solar panels for pool heat (2023), NEW pool pump (2023), NEW saltwater chlorinator (2019) & NEW impact-resistant pool doors w/etched glass (2021). Make an appointment & claim your spot in paradise today!