

**147 LELAND STREET SE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 0 Half

Square feet: 3215 A/C & 4526.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Prior Taxes: \$ 8,922

Water View: Canal

Year Built: 2017

MLS: C7485611

Listed By: RE/MAX HARBOR REALTY

Welcome to your Dream Home! This magnificent Waterfront property offers 3,200+ square feet of curated living space. Situated on 130 feet of Waterfront at the end of a cul-de-sac, the property includes a boat dock with a 10,000lb covered lift with Direct Sailboat access to Beautiful Charlotte Harbor and onto the Gulf of Mexico, and is in a prime location of Port Charlotte. The luxurious 4bedroom

Custom Designed and Built home has an open concept with attention to detail throughout. This Stunning Waterfront home presents Double Door Entry, Grand Foyer, an open and spacious floor plan with 4 Bedrooms, 3 full Baths, custom lighted tray ceilings, crown molding, Plantation Shutters throughout, Great Room, formal Dining Room, Large Kitchen area with top of the line appliances, Granite Countertops, Ultra Pantry, Expansive Breakfast bar, plus a Breakfast nook with Wet Bar enjoy that cup of coffee as you are overlooking the Lanai and Pool area, Inside laundry room with built in workstation desk, with Cabinet Storage and extra full size refrigerator and prep sink. The Private Primary Suite offers access to the Lanai and pool area through the French Doors, large His and Her's walk in closets that offer numerous storage details, walk in Shower with separate Soaking Tub, Dual Vanities. There are 2 Guest Rooms, plus the 4th bedroom, which is currently used as a Den, showcases beautiful Acacia wood flooring. Experience seamless indoor/ outdoor living with sliding door panels which open to an expansive Lanai with paver decking, giving way to panoramic screens overlooking the waterfront, Saltwater Heated pool and spa. Immaculate 3 car Garage is a perfect 2/1 split with additional cabinet storage, and paver driveway. The home is ideally close to everything, Great Boating, Fishing, Waterfront Dining, Beaches, Golf, Tennis, Pickleball, Dining, Shopping, Parks, Downtown Historic Punta Gorda, the new Sunseeker Resort, and all that Southwest Florida offers. Do not miss your chance to make this extraordinary residence your own! Bedroom Closet Type: Walk-in Closet (Primary Bedroom).