

**5061 COLLINGSWOOD BOULEVARD, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 4

Bathroom: 4 Full / 1 Half

Square feet: 2794 A/C & 4606.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 90 x 300 x 100 x 255

Prior Taxes: \$ 4,676

Water View: Bay/Harbor - Partial, Gulf/Ocean - Full, Gulf/Ocean - Partial,  
Gulf/Ocean to Bay

Year Built: 2024

MLS: A4594625

Listed By: ALLISON JAMES ESTATES & HOMES

One or more photo(s) has been virtually staged. Under Construction. Welcome to 5061 Collingswood Blvd. This NEW Construction Sailboat Access home features the epitome of coastal living, with expansive waterfront views that welcome you to paradise. Immerse yourself in the luxury of this custom pool & spa home boasting

4 ensuite bedrooms with 2794 sq ft of interior space and 4606 total sq ft of coastal charm. Complete with a grand 2-story boat dock with deck, jet ski space, & 10,000 boat lift + additional 300 sq ft dock, this home is sure to impress. Nestled on one of the larger lots in South Bayview Estates, this home features .62 acres, including 100 feet of waterfront, just off the Manchester Waterway canal with scenic views of the lagoons and mangrove conservation area. Home offers an exclusive escape for boat enthusiasts, featuring unrivaled amenities for your aquatic adventures. The exterior captivates with eye-catching curb appeal, featuring a tropical landscaping package, paver driveway, & an oversized 3 Car garage (22' x 32'). The elegant Bahama shutters, multiple tile roof lines, and transom windows impart a unique character, elevating the charm and style of this waterfront haven. All doors and windows in this home are Impact Resistant. Step into luxury as you enter through the elegant French Door entryway with soaring 20 ft ceilings. This home is a masterpiece of custom features and extraordinary upgrades, truly setting it apart in a league of its own. The main living area is heightened by a breathtaking 15-foot coffered ceiling, seamlessly extending across the 20' x 20' great room. As you move into the dining area and den/office, the ambiance continues with 13' coffered ceilings, creating an inviting space for luxurious living and functionality. A well-appointed kitchen becomes a culinary haven with Island seating, wood cabinetry, stone countertops, crown molding, oversized pantry and an upgraded lighting & appliance package. The zero-corner sliding glass door seamlessly blends an indoor and outdoor oasis for relaxation by your pool & spa. The covered lanai is perfect for entertaining and enjoying the breeze, while featuring a top-of-the-line summer kitchen. which caters to the connoisseur's taste. The owner's suite unveils a private sanctuary (14' x 18') with 13' coffered ceilings, lanai access and tranquil waterfront views. The luxurious bathroom is a true retreat with dual walk-in closets & vanities, wood cabinetry with stone countertops, a freestanding soaking tub, and an exquisite Roman shower, elevating daily rituals to a spa like experience. The guestrooms are located on the opposite side of the home for added privacy, offering spacious closets and large windows. Each guest room features an ensuite bath with tile shower. Half bath & interior laundry room with sink is seamlessly integrated, adding to the functional allure of this home. Only a short drive to Charlotte Sports Park, Beaches, Shopping, Airports, I75 / US 41, Sunseeker Resort, Parks, Schools, Hospitals, and more. This residence is more than a home, it's a gateway to a lifestyle where your waterfront dreams become a daily reality! Call today for more information.

Bedroom Closet Type: Walk-in Closet (Primary Bedroom).