

**1520 COLUMBIAN DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2230 A/C & 4243.00 Total

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Lot Dim: 108 x 170

Prior Taxes: \$ 14,809

Water View: Canal

Year Built: 1977

MLS: C7485904

Listed By: RE/MAX PALM REALTY

PLEASE ENJOY THE INTERACTIVE VIRTUAL TOUR OF THIS EXTRAORDINARY 5 CAR GARAGE ESTATE WITH EXPANSIVE WATER VIEWS: Genuinely a one-of-a-kind residence this distinctive home is located on a massive canal basin affording unparalleled gorgeous water views 300' wide by more

than 800' long. Perfectly situated on an oversized .42 acre parcel of land the homesite provides ample space for the substantial 4,243 sq. ft. footprint that is comprised of a spacious 2,230 sq. ft. living area, complimented by a 1,494 sq. ft. garage and a 420 sq. ft. covered lanai. The immense open floorplan showcases a sizable great room overlooking the pool with serene views beyond, informal dining area, large chefs' kitchen, executive master bedroom with ensuite bathroom, two generous size guest bedrooms and interior laundry room (with mail desk, folding station, utility sink) that could double as an office. Elegantly integrating natural sunlight into every room through an abundance of windows a sense of tranquility emanates from the residence magnifying the open water views and transitioning into the large covered lanai area ideal for entertaining. Perfect for the automobile enthusiast, craftsman or collector the gargantuan 5 car garage consists of three different bays all integrated with each other through connecting access points showcasing additional overhead storage as well as a full-size bathroom. Countless ALL NEW 2023 improvements include a STANDING SEAM METAL ROOF, luxury vinyl plank floors in the main living area, designer fixtures, stainless steel kitchen appliances, bedroom carpets, guest bathroom vanity, door hardware, refreshed master bathroom cabinets/counters, updated electrical receptacle/switches, epoxy coated garage floors and neutral interior as well as exterior paint. Additional features include 2024 water heater, circular paver driveway, stamped decking, concrete dock, wood beam cathedral ceiling, crown molding, master bathroom jetted garden tub, dual master vanity, tiled roman shower, built-in storage, multiple linen closets and breakfast bar. Located in the desirable Punta Gorda Isles community (no HOA fees) with city-maintained seawalls only .5 miles to Charlotte Harbor with one bridge out to open waters and the Gulf beyond. Centrally located to boat-up restaurants, Punta Gorda Airport (PGD), Charlotte County Event Center, Fisherman's Village, access to the PGICA Civic Club, world class fishing, Florida beaches, golf, shopping, live entertainment, Ponce De Leon Park, downtown historic area, US 41 and I-75. *** Assumable 30 Year Loan at 6% Interest Rate Available ***