



2346 MAGDALINA DRIVE, Punta Gorda, FL, 33950

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2087 A/C & 2840.00 Total

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Prior Taxes: \$ 8,339

Water View: Canal

Year Built: 2012

MLS: C7486332

Listed By: COLDWELL BANKER SUNSTAR REALTY

Custom Built 2012 waterfront pool home in PGI with quick boating access to the Harbor. This meticulously maintained home is bright and airy with an open floor plan with a beautiful tray ceiling in the living room. The spacious gourmet kitchen has wood cabinets, granite countertops, tile backsplash, and stainless appliances. This home has a formal dining area that is now being used as an office /sitting area. The breakfast bar and nook area is used for extra dining. The split floor plan allows for privacy for your friends and family in the guest bedrooms. Your guests

will enjoy the ample space of the two guest bedrooms with a shared guest bath. One of the guest bedrooms has private access to the lanai/pool area. The primary bedroom has plenty of room with views of the pool and canal. Also has access to the lanai/pool area with a large walk in closet and an ensuite bathroom with split vanities, granite countertops, wood cabinets with a jacuzzi tub for relaxing and a large walk-in tiled shower. The laundry room has a full size Washer and Dryer that was purchased in 2019 with plenty of cabinets for extra storage space. Just a few of the highlights of this home include tile throughout, updated and custom lighting, hurricane protection, water filtration system, modern ceiling fans, new pool cage installed in 2023, Saltwater Generator for pool 2023, Bahama Shutters on the windows, Dishwasher 2023, AC 2018 and a beautiful yard that includes a fenced in area for your fur babies to play, a 10k pound boat lift for your boat with water and electric hookup at the dock. Extra insulation which helps reduce the noise from the outdoors and helps keep your home energy efficient. As you step out to your spacious lanai using the pocket doors, you will bring the inside living area outdoors. You will find a paved lanai area where you can sit in the shade under the fan to keep you cool during warm summer days or jump into the salt water pool. The pool is heated and can be used all year long! Sit out and watch the wildlife that may include dolphins and manatees on occasion with many opportunities to see fish jump! This home has wonderful curb appeal as it offers a paver driveway and walkway along with a well maintained tropical landscape. The two car attached garage completes this exceptional home. This is a great location as you have quick boating access to Charlotte Harbor and is also conveniently located close to Publix, Fishermans Village, PGI Civic Association, Farmers Market, Dog Park, Punta Gorda Library and downtown Punta Gorda. Plus easy access to Punta Gorda Airport. This home is move in ready so make an appointment today!