

**2526 RIO TIBER DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2374 A/C & 3319.00 Total

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

Lot Dim: 80 x 120 x 80 x 120

Prior Taxes: \$ 12,975

Water View: Canal

Year Built: 1992

MLS: C7486730

Listed By: RE/MAX HARBOR REALTY

SPACIOUS WATERFRONT HOME IN PGI W/80FT OF SEAWALL & VERY QUICK SAIL ACCESS - This custom, 3 bed/2.5 bath, waterfront home has over 2,300 sq ft of living space with a formal living room & dining room w/a separate

family room. Architectural details include soaring cathedral ceilings, decorative plant shelves, walls of disappearing sliding glass doors including an enclosed lanai & tons of natural light throughout. The family room has a built-in entertainment center situated around a fireplace. Entertainment center also offers a wet bar w/wine rack & bar refrigerator. The kitchen is centrally-located w/a wraparound breakfast bar, built-in recipe desk & lots of cabinet & counter space. The master suite has two closets, walk-out access to the lanai & a pool/canal view. The master bath features dual sinks, a jetted tub, separate shower & private WC. The split bedroom floor plan features two large guest rooms that share a guest bath. Outside, the lanai is enclosed from the pool deck w/a 2nd set of sliding glass doors allowing you to utilize the space year-round. The lanai also has a half bath. A large pool w/attached spa completes this outdoor living space. An extended concrete dock is steps from the back door. Water & electric hook-ups are available dockside. Keep your boat docked in your backyard. Start enjoying some of the best fishing & boating in SW Florida & return home at the end of the day. Reach open water in under 15 minutes through Ponce Outlet. Other amenities include central vacuum, hurricane protection, & an attached 2-car garage w/room for a workshop. Well maintained, tropical landscaping surrounds the home. Find your spot in paradise today.