

**19246 MOORE HAVEN COURT, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1794 A/C & 2816.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Prior Taxes: \$ 5,040

Water View: Canal

Year Built: 2019

MLS: C7486987

Listed By: RE/MAX PALM PCS

**GREAT PRICE IMPROVEMENT WATERFRONT POOL HOME WITH DIRECT ACCESS SAILBOAT WATER!** This home will wrap its arms around you the minute you step into it through the screened front entry and you'll never want to leave. You'll walk into the open concept living room/kitchen/dining area which is perfect for entertaining whether it is family or friends or business associates. With

the 12 foot pocketing sliders in the living room your party can spill out onto the concrete paver deck( which was re-sanded and resealed 2024) and enjoy some pool time with a cold drink and some favorites on the grill (even fish you caught off your dock). This home has 3 bedrooms and 2 full baths plus an attached 3 car garage. The 2nd bath serves as a pool bath with an entrance from the pool deck. When you're not entertaining you can enjoy the open kitchen with a large island as well as granite countertops and stainless appliances. Enjoy your morning beverage while looking out the aquarium window at the gorgeous sailboat water canal. The primary bedroom has a tray ceiling, crown molding, carpeted floors and 2 walk in closets plus direct access to the outdoor pool deck via 6 foot pocketing sliders. The primary bathroom has a large tiled walk in shower and dual sinks. You'll feel confident with impact windows (except in the lanai area where there will be shutters for protection). Inside the windows are equipped with plantation shutters and you have a canal view from the 2nd bedroom, the kitchen, the living room and the primary bedroom. There is ceramic tile in all areas except the bedrooms where there are carpeted floors. Other extras include crown molding, soft close drawers, neutral color palette. The seawall is rip rap and there is a composite dock for added convenience. EXTRAS: There is an EXTERIOR OUTLET FOR GENERATOR AND the pool vacuum is brand new. Some furniture may be negotiable outside the sale of the home. This could be your perfect place to enjoy everything you need to make this your own piece of Florida paradise.