

**2750 RYAN BOULEVARD, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 5

Bathroom: 4 Full / 2 Half

Square feet: 9953 A/C & 12357.00 Total

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

Prior Taxes: \$ 23,079

Water View: Canal

Year Built: 1991

MLS: C7487510

Listed By: COLDWELL BANKER SUNSTAR REALTY

Located in the highly sought after community of Punta Gorda Isles, this one-of-a-kind, waterfront, furnished home features 208 feet of seawall with sailboat access to Charlotte Harbor and out to the Gulf of Mexico. The custom built home boasts an incredible 9953 square feet under air, including 5 bedrooms, 4 full baths, 2 half baths, 2 offices, game room, Florida room, fitness room, and a large loft. As you enter through your grand foyer, you will be greeted by amazing craftsmanship throughout! The well appointed kitchen has a large center island, stainless steel

appliances, a 5 burner glass cooktop, solid wood cabinets, pull out drawers, and a dining space. You will enjoy the luxury of two separate living areas, one with a wood burning fireplace. There are many skylights throughout the home to let in the natural light. The primary suite features a large bedroom with an amazing custom closet, a private balcony overlooking the water, and an en-suite bath. The bathroom has dual vanities, a dual entry shower, a separate soaking tub, and another walk in closet. The guest bedrooms all have oversized built in closets and are on the opposite side of the home to allow privacy for your guests. The interior laundry room has newer appliances and plenty of added cabinetry for storage. Enjoy spending time living the Florida lifestyle on your oversized screened in lanai, soaking in your private pool or in your hot tub overlooking the canal. You are just steps away from your concrete dock & boat lifts with quick boating access to open water. The 6 car garage is perfect for a car collector PLUS there is a tool room and a workshop with a half bath. Other features include: a gorgeous spiral staircase, Moen fixtures, thermostat controlled pool, WiFi enabled sprinkler system, crown molding, solar lighting, and so much more. Conveniently located to shopping, dining, Fishermen's Village, downtown Punta Gorda, golfing, medical, parks, and walking trails. This amazing estate with almost an acre of land has endless possibilities. Call today for your private showing!