

**1330 MINEO DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2145 A/C & 3098.00 Total

Neighborhood: Punta Gorda Isles, PGI Powerboat, Punta Gorda

Prior Taxes: \$ 14,225

Water View: Canal

Year Built: 2022

MLS: C7488134

Listed By: RE/MAX ANCHOR OF MARINA PARK

Why go through the hassle of building when you can move right into this executive home built in 2022. You will fall in love with this impressive waterfront, 3 bedroom, 3 bath pool home with stunning view of waterway with only one bridge to Charlotte Harbor and then on to the Gulf of Mexico. For the boater and fishing enthusiast, you have a concrete dock and 10,000 lb boat lift. So bring your boat! This home

has everything you need and more: an open floor plan with over 2100 square feet of living space, great room, dining area, kitchen, study/den, and spacious bedrooms - all with walk in closets. You will appreciate the attention to detail and unique interior appointments such as soaring volume ceilings, color accent walls, crown molding, tile throughout, decorator light and fan fixtures and recessed lighting, and accent colored double tray ceiling in great room. The numerous windows and sliding doors throughout allow natural light to flood the home for a bright and airy atmosphere. Open the sliders and bring the outdoors into your indoor living area. The kitchen is a chef's dream with warm wood cabinetry, stone counters with tile back splash, stainless appliances with 3-door fridge, built in wall oven and microwave, cook top with custom exhaust hood, pantry, and island with breakfast bar that opens to the living area for easy entertaining. The under cabinet lights and upper glass cabinets with accent lights create a warm ambiance while enjoying your meals and the water view. The master suite will be your relaxing retreat with 2 walk in closets, tray ceiling, sliders leading to the lanai, and en suite bath with dual sinks, granite counters and wood cabinetry, and Roman custom tiled shower. The 3rd bedroom can be a guest suite with access to the 3rd bath providing privacy for you and your guests. This bath has direct access to the pool area. So, no more "puddles" in your home! You'll spend most of your leisure time relaxing on the brick paved lanai or lazing in your heated saltwater pool and spa overlooking the water. Or stroll down the walkway to the dock to throw in your fishing line or just sit and enjoy the view! Entertaining will be a breeze with extended pool deck with 2 sitting areas. Plus, the lanai has a built-in buffet and fridge for serving up your favorite treats. Other features include storm shutters, impact resistant windows, and hurricane code garage door; dedicated laundry room equipped with washer & dryer; irrigation system; fenced yard; and public water and sewer for convenience and reliability. As an added bonus, the concrete seawall is maintained by the City of Punta Gorda! Beautiful curb appeal with brick paved driveway with side parking pad, professional landscaping with lush tropical foliage and mature palm trees, landscape curbing and decorative rock, and double door front entry. And the best part is the location: you're in the desirable waterfront, deed restricted community of Punta Gorda Isles. You can enjoy the local waterways and beaches, dining, shopping, and golf courses that make this area so special. You can also explore the waterfront public parks with bike and walking trails, PicklePlex pickle ball park, picnic areas, and boat ramps. And don't forget historic downtown Punta Gorda and popular Fishermen's village with quaint shops and cafes. This home is a rare find. So, make your appointment today and grab your piece of paradise! Bedroom Closet Type: Walk-in Closet (Primary Bedroom).