

**3507 MARSALA COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2421 A/C & 3438.00 Total

Neighborhood: Burnt Store Isles, BSI Waterfront, BSI Perimeter Canal, Punta Gorda

Lot Dim: 43 x 102 x 168 x 125

Prior Taxes: \$ 9,460

Water View: Canal

Year Built: 1990

MLS: C7488334

Listed By: RE/MAX ANCHOR OF MARINA PARK

**STUNNING \*WATERFRONT\* HOME** on a TIP LOT located in a cul-de-sac in desirable deed restricted BURNT STORE ISLES. This 3 Bedroom, 2 Bathroom

home with attached 2 Car Garage is being sold \*FURNISHED\* with many decorative items as well. There is 168 FEET of concrete seawall (maintained by the city of Punta Gorda), concrete dock and 10,000 lb boat lift. QUICK SAILBOAT ACCESS via Alligator Creek to Charlotte Harbor and on to the Gulf of Mexico. This light and bright home offers an open and split bedroom floor plan with Great Room, well appointed Kitchen, large Dining Area and Inside Laundry. Beautiful design features throughout the home. There is a double door entry glass doors) with transom window into the Great Room. There are large arched windows on each side of the entry. The Great Room features diagonal lay tile flooring, vaulted ceiling, sliding glass doors to the Lanai and opens to the Kitchen. The Kitchen offers staggered height cherry wood cabinets with crown molding, granite counters, tile backsplash, breakfast bar that seats 5, stainless appliances, built in wine rack, 2 cabinets with glass doors. There is a refrigerator, microwave, oven/range, dishwasher and disposal. The Kitchen opens to a large Dining Area with Lanai access and 3 huge windows with pool and water view. The Inside Laundry as a washer, dryer and cabinets. The spacious Master Bedroom suite offers Lanai access, has a 16 foot closet with a California Closet style system, office area with large bookcase, desk and two chairs and private bathroom. The master bathroom has his and her vanity areas, each with a sink, cherry cabinets, granite counters and large doorless walk in shower. There are two generous sized guest bedrooms, each with a large double closet with mirrors. The guest bathroom has a large open shower with lovely tile and mosaic design. There is a large cherry wood vanity with granite counter. Your living space extends via pocket sliding glass doors in the Great Room to the screened lanai and pool area with large covered lanai, plenty of deck for sunbathing, stamped concrete deck and walkways, heated swimming pool and connected inground spa and summer Kitchen with GE Monogram grill, hood, refrigerator, sink, wood cabinets. The views from the lanai of the water and lush tropical landscaping are awesome. Continue to the waterfront concrete seawall, concrete dock and boat lift. Other features include: plantation shutters throughout the home, tile flooring in the living areas and lovely engineered wood flooring in the bedrooms, custom ceiling fans and light fixtures, high ceilings and vaulted ceilings, arched doorways and windows. \*NEW A/C 2022\* .....\*NEW TILE ROOF 2023\* Burnt Store Isles has deed restrictions but the HOA is voluntary (\$50/year). This home is 5 minutes from Golf and 10 minutes from historic downtown Punta Gorda shopping, dining, medical care, waterfront parks, walking and biking paths, art galleries, weekend farmers markets, Fishermen's Village, events and more. This is a stunning home in a great community!