

**217 W TARPON BOULEVARD NW, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1896 A/C & 2548.00 Total

Neighborhood: Port Charlotte, W Tarpon - Powerboat

Lot Dim: 80 x 125 x 80 x 125

Prior Taxes: \$ 6,449

Water View: Canal

Year Built: 1968

MLS: C7488737

Listed By: RE/MAX HARBOR REALTY

WATERFRONT HOME IN PORT CHARLOTTE W/80FT OF WATER FRONTAGE, WIDE CANAL VIEW & QUICK BOATING ACCESS TO CHARLOTTE HARBOR. This spacious, 3 bed/2 bath + den, waterfront home could be your opportunity to

own on the water. Inside, the layout offers an L-shaped living room & dining room plus a separate Florida room. A tiled foyer w/coat closet greets you as you enter the home. Interior features include large picture windows, skylight in guest bath, mix of carpet & tile flooring & large bedrooms. The kitchen/dining area is the heart of this home. Kitchen has pass-through counter to Florida room plus view of pool & canal. Two large guest rooms share a Jack & Jill bath. Bath opens to outdoor garden that creates the feel of a private oasis. An expansion added 452 sq ft to the home adding the 3rd bedroom & den. Home has so much potential w/just over 1,800 sq ft of living space. The Florida room is bathed in natural light w/three sets of sliding glass doors opening to your private in-ground pool. Picture living the Florida dream here w/days spent out on the water or relaxing by your pool. Start enjoying some of the best fishing & boating in SW Florida directly from your backyard. Property has a NEW water heater, NEW pool pump & NEW refrigerator. Other amenities include oversized one-car garage, storage room & clamshell hurricane shutters. The home is located between Edgewater Dr & US41 w/easy access to shopping, restaurants & area medical centers. Home has transferrable Flood Insurance policy with \$2851/yr premium. Claim your spot in paradise today.