

**16323 PERDIDA COURT, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1847 A/C & 2561.00 Total

Neighborhood: Burnt Store Village, Punta Gorda

Lot Dim: 73 x 120 x 89 x 120

Prior Taxes: \$ 1,793

Water View:

Year Built: 1997

MLS: C7488749

Listed By: RE/MAX ANCHOR OF MARINA PARK

Impressive 3 Bedroom, 2 Bathroom POOL HOME with attached 2 Car Garage located in the desirable deed restricted community of Burnt Store Village. This light

and bright home offers an open and split bedroom floor plan with Foyer, Great Room, separate Dining Room, well equipped Kitchen and Bonus Room. The Great Room has a cathedral ceiling and pocket sliding glass doors to the Lanai. The spacious Dining Room has lots of natural light through two large windows. The Kitchen offers white cabinetry, pullouts, breakfast bar, closet pantry, built in desk, refrigerator, oven/range, microwave, dishwasher, disposal and the dining area overlooks the pool and has sliding glass doors to the Lanai. There is a bonus room that is currently a craft room but could be a computer room. The Garage has a washer, dryer, laundry tub, side door, generator hookup. There is a spacious Master Bedroom suite with sliding glass doors to the Lanai, TWO walk in closets, space for an office or sitting area and private bathroom with his and hers sinks and large walk in shower. There are two generous sized guest bedrooms with double closets (one is currently being used as an office) and the guest bathroom has a tub/shower combo. Your living space extends via sliding glass doors to the screened Lanai with covered area, inground pool with solar blanket and plenty of deck for sunbathing. The 28x13 pool is 6 feet in the deep end and has a jacuzzi seat with jets. Other features include: arched doorways, rain gutters, beautiful landscaping, hurricane shutters for all windows and Lanai, ****NEW ROOF March 2023****, NEW Hot Water Heater Oct 2023, NEW GE washer Sept 2023, complete re-screening of Pool Cage April 2023, NEW garage door opener motor and replacement kit May 2021, replaced A/C condensing unit and air handler 2014 and installed an additional air return in the Master Bedroom for improved cooling. hook-up for generator with separate circuit breaker box for a 110/220 volt generator. Pool and pool cage were installed 2002 but as per above cage was re-screened 2023. All new PEX plumbing was installed in the entire house (replacing PVC pipes) including outside faucets Oct 2016. Utilities are county water and sewer. Burnt Store Village has 13 miles of quiet, county-maintained streets that are great for bike riding, and the Burnt Store Village Community Park has a walking path around a picturesque lake, picnic tables and a playground. Only 10 minutes to Burnt Store Marina to the south and 10-15 minutes to historic Punta Gorda to the north with shopping, dining, medical care, waterfront parks, boat ramps, fishing piers, walking and biking paths, Fishermen's Village, art galleries, weekend farmers markets, events and more. This is a beautiful home in a great community!