

**17110 WATCHTOWER LANE, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 1 Half

Square feet: 2740 A/C & 3847.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Prior Taxes: \$ 8,878

Water View:

Year Built: 2016

MLS: C7489121

Listed By: POOLE REALTY GROUP, LLC

RECENT PRICE REDUCTION ON THIS EXCEPTIONAL CUSTOM BUILT HOME BY TOWLES CORP, ONE OF THE PREMIER BUILDERS IN THE AREA. HOME FEATURES MANY UPGRADES AND LAKEFRONT VIEWS FROM 3 SIDES AND COMES MOSTLY FURNISHED (with some excluded items). HOME SITS ON 2-1/2 WATERFRONT LOTS THAT HAS UNSURPASSED VIEWS, WITH APPROX. 344' FRONTAGE ON HERON LAKE. HOME HAS 2 OVERSIZED GARAGES, A 3-CAR ATTACHED GARAGE AND A HUGE 2 CAR DETACHED

GARAGE THAT MEASURES (29' X 25'). YOU WILL FALL IN LOVE WITH THE OPENNESS OF THE HOME THAT FEATURES A HUGE LANAI WITH PANORAMIC SCREENS TO TAKE ADVANTAGE OF THE VIEWS. THE SCREENED IN POOL AREA HAS TONS OF ROOM FOR ENTERTAINING. THE SALTWATER POOL FEATURES 2 LAVA BOWLS THAT SPILL OUT INTO THE POOL AND LIGHT UP AT NIGHT WITH AN ORANGE GLOW. This home is a custom-built masterpiece with more than 2700 square feet of living space. The living area has a large open floor plan to include the kitchen with a large aquarium window that looks over the pool, living room, and dining area. Interior of the home features 2 master suites, 3rd bedroom & 3 full baths inside with a split floorplan. The office/den could also be used as a 4th bedroom if needed. Entering the home from the foyer you can't help but notice the beautiful chandelier and a tile medallion inset into the porcelain tile floors. The kitchen has high end cabinets with a large center island with gas cooktop, and a very large breakfast bar. The wide-open plan has high ceilings in all the rooms, and tray ceilings in living room, master bedroom and the office. The home also features crown molding thru-out and plenty of area for your entertainment needs. Living room has 8' sliders that open and pocket into the wall for more entertainment area. You live in Florida so open the home up and enjoy the outdoors. There is another half bath in the pool area, so you don't have to run inside when you're enjoying your pool and spa. The saltwater pool and spa are heated so you can enjoy them year-round. Pool has 3 spill overs, the 2-lava bowls, and the spa spill over into the pool for a very relaxing sound and feeling. You can never have enough outdoor space in Florida, but this home will come close. COUPLE OTHER HAVE TO MENTION ITEMS, THERE IS A WHOLE HOUSE GENERATOR WITH A 250 GALLON BURIED PROPANE TANK, AND SOLAR PANELS THAT PRODUCE MOST OF THE ELECTRIC THAT IS NEEDED FOR THE HOME, ALSO A BRAND NEW STONE COATED METAL ROOF. Burnt Store Lakes is quiet neighborhood that is just south of the town of Punta Gorda. The neighborhood has a big community park and a canoe/kayak launch ramp so you can access Charlotte Harbor and Burnt Store Marina. The Marina is a stone's throw away and has 500+ in-water slips, inside and outside stack storage, 2 on-site restaurants 27-hole executive golf course. The historic town of Punta Gorda has many shops and restaurants to enjoy and also has events most every weekend in the winter, from craft and art shows to boat shows and music events. Want more to do, head to Fisherman's Village. Fishville as folks call it also has many restaurants and many more shops. Want to enjoy our SW Florida sunsets, head over to one of several Tiki Bars along the waterfront. What better way to end a day, kicking back with cocktail or glass of wine and enjoy the sunset. "Come for a visit and stay for a lifetime" is my favorite saying. Come and grab your own "Little piece of Paradise" in SW FLORIDA.