

**1817 BIRMINGHAM BOULEVARD, Port Charlotte, FL, 33980**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1652 A/C & 2339.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 4,672

Water View:

Year Built: 2005

MLS: A4602634

Listed By: CALL IT CLOSED INTL REALTY

BRING AN OFFER! SELLER MOTIVATED! Being sold partially furnished. Welcome to your dream retirement oasis in the desirable Kings Gate Golf Community of Port Charlotte, Florida! The 55+ community offers a plethora of amenities tailored for an active and social lifestyle. Amenities include Golfing, Pickleball, Tennis, Fitness Center, Olympic style Heated Pool/Spa, Restaurant, Clubhouse and more! Plenty of community events and activities to meet new

friends. There's something for everyone! This single-family home offers a perfect blend of comfort, style, and tranquility. As you step into this three bedroom and two bath home, you notice the layout is perfect for both relaxation and entertaining loved ones. Prepare your favorite meals in style with the **FULLY UPDATED** kitchen (2022), boasting sleek quartz countertops that not only enhance the aesthetic appeal but also offer durability and easy maintenance. Equipped with **NEW** kitchen appliances, this home ensures a seamless culinary experience, blending modern convenience with timeless elegance. Experience year-round comfort with the peace of mind that comes with a **NEWER A/C SYSTEM** (2022), complete with a transferable warranty and **NEW ROOF** (2023) Escape to your private sanctuary in the great outdoors! This home boasts a generous outdoor space, perfect for enjoying Florida's amazing sunsets. The backyard is thoughtfully backed up to a preserve, ensuring privacy and connecting with nature as you bird watch. This home offers spacious bedrooms and bathrooms. Also, plenty of closet space to store all of your treasures. Situated in the heart of Port Charlotte, you'll have easy access to shopping, dining, and all the conveniences of modern living. Don't miss the chance to make this your next home year round or seasonally. Schedule your viewing today and embrace the epitome of comfortable, Florida living!