

**18438 ARAPAHOE CIRCLE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 5

Bathroom: 3 Full / 1 Half

Square feet: 2476 A/C & 3940.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 80 x 120

Prior Taxes: \$ 13,365

Water View: Canal

Year Built: 2019

MLS: D6135551

Listed By: PARADISE EXCLUSIVE INC

Welcome to waterfront luxury living at its finest! This custom 5-bedroom, 3-1/2-bathroom haven boasts 80 feet of frontage on the serene Manchester Waterway, offering breathtaking wide water views and coveted southern rear

exposure. Sailboat access to Charlotte Harbor ensures endless opportunities for aquatic adventures right from your doorstep. Impeccably renovated after Hurricane Ian, this home exudes modern elegance and comfort. A 2023 roof, new drywall, porcelain tile, all new gorgeous lighting and fans and carpet throughout set the stage for a fresh, inviting ambiance. Step into the heart of the home, where a brand-new kitchen awaits with sleek granite counters, a stunning glass tile backsplash, and black stainless-steel appliances including two ovens, one of which is convection. The large island with breakfast bar, walk-in closet pantry, and exquisite details like pot filler for the stove showcase the meticulous attention to detail. The living room offers an electric fireplace with built-in space for a 75" TV and amazing views over the pool and beyond to the canal. The first floor features bedrooms sharing a convenient Jack and Jill bathroom, while a beautiful open staircase leads to the master suite and additional bedrooms. The expansive master suite is a sanctuary unto itself, boasting a large balcony, two walk-in closets, and a spa-like master bath with an extraordinary master shower featuring dual control shower heads with an additional rain head and double glass sinks. Other bedrooms share a spacious guest bath with tub/shower combo and access to a sizable storage area. Entertain in style outdoors on the brick paver lanai, where a heated saltwater pool and spa beckon for relaxation. An outdoor kitchen and shower add convenience and luxury to your al fresco gatherings. Plus, a 13 x 15 insulated shed with A/C offers versatile bonus space for hobbies or storage. This home is not just beautiful—it's built to withstand the elements with hurricane impact windows and 14.8kw solar system for energy efficiency. With an attached two-car garage and an additional RV garage with a 12-foot door, there's ample space for all your vehicles and toys. The fenced backyard ensures privacy and security in your own slice of paradise. Don't miss your chance to experience waterfront living at its finest in this meticulously crafted retreat!