

**150 BANGSBERG ROAD SE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2098 A/C & 3125.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Lot Dim: 100 x 125 x 100 x 125

Prior Taxes: \$ 7,224

Water View: Canal

Year Built: 1964

MLS: C7489737

Listed By: RE/MAX HARBOR REALTY

PORT CHARLOTTE WATERFRONT HOME W/NEW ROOF**, 100FT OF SEAWALL & IMMEDIATE SAILBOAT ACCESS TO CHARLOTTE HARBOR! This spacious, 3 bed/2 bath, waterfront, pool home off Edgewater in Port Charlotte has**

everything you need to start living your Florida dream life: 2,000+ sq ft of living space, screened lanai w/in-ground pool & extended seawall w/dock + boat lift. The home features a large game room, combined living room & dining room w/a central kitchen. The kitchen offers solid surface counters, ample cabinet space including a built-in pantry plus a peninsula w/cooktop range & breakfast bar. The game room features a Murphy bed + a walk-in storage closet. The home offers three large bedrooms including a master suite w/walk-in closet & en-suite bath. The two remaining bedrooms have large closets & share the hall bath. The game room, kitchen & dining area have sliding glass doors that open to the screened lanai extending the living space outside. The lanai is your private, backyard oasis. The screen enclosure offers an in-ground pool, covered dining area & plenty of space to soak up some Florida sun. Lanai also offers a laundry room & pool storage closet. Relax poolside & catch the occasional glimpse of a dolphin or pelican in the canal behind the home. The backyard features an open-air patio w/ping pong table, room for lawn games & an extended wooden boardwalk that extends the length of the seawall culminating in the 12x10 dock w/10,000 lb boat lift. Water & electric hook-ups available dockside. Keep your boat docked in your backyard where you can set off on your latest adventure - be it a day spent out fishing, sailing to lunch at any number of local, waterfront eateries or taking that trip to the Keys. Great location - close to shopping, medical centers & area dining including being just minutes from the new Sunseeker Resort. Find your spot in paradise by making an appointment today.