



## 24644 BUCKINGHAM WAY, Port Charlotte, FL, 33980

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1863 A/C & 2663.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 4,603

Water View: Pond

Year Built: 2008

MLS: C7489831

Listed By: KW PEACE RIVER PARTNERS

METICULOUSLY MAINTAINED Ashton with EXPANSIVE LANAI that is enclosed and under air in the gated golf course/active resort of Kings Gate, a 55+ community. This 2 1/2 CAR GARAGE home is nicely updated with NEW SS APPLIANCES, 2022 ROOF, 2017 AC, Plantation shutters, and enclosed lanai with roll down blinds & mini-split AC providing a plethora of options for entertaining and or just relaxing and enjoying the good life. Step inside this home (furniture

negotiable for easy move-in if desired) and your eyes will gaze skyward as you notice the 13 foot high ceilings before noticing the massive living room that extends into the lanai and out to the view of water and the golf course. Living room also interacts seamlessly with dining room and kitchen - which offers an abundance of cabinets and counter space. No question though - you're going to spend quite a bit of time enjoying that extended lanai and the awesome view it provides. The master bedroom is located to the back left of the house with the guest bedroom/bath located to the front left of the house with the den in-between - providing you and your guests the privacy desired. And if you haven't been to Kings Gate before - you're going to love the options for activity (Olympic size heated swimming pool and spa, tennis courts, pickle ball, lawn bowling, shuffle board, bocce, horseshoes, gym, billiards, library, euchre, bingo, bridge, Texas hold em, poker, mahjong and more). The onsite Lions Den restaurant and bar is super convenient and also offers Tuesday night Karaoke and monthly trivia contests. Many residents love the fact that they are just a golf cart ride away from the Winn Dixie shopping plaza that provides you access to grocery store, drug store, bank, restaurants and shopping. Want to explore outside of Kings Gate - your minutes away from the restaurants and shops of downtown Punta Gorda and Fisherman's village. And if you want to explore more of Florida's fun spots you're near I75 to quickly head north or south. An AMAZING home with 2 1/2 car garage and extended lanai under air with great view in a PREMIER gated community won't last long. Call today for a private showing and a golf cart tour of the community/amenities.