

**73 TROPICANA DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2507 A/C & 3644.00 Total

Neighborhood: Punta Gorda Isles, PGI Old Sailboat, Punta Gorda

Prior Taxes: \$ 12,424

Water View: Canal

Year Built: 2018

MLS: C7489859

Listed By: BERSON PROPERTIES INC

Sophistication reigns in this PGI home positioned on a prime 89-foot waterfront homesite; 73 Tropicana is perfect for the yachting enthusiast. This masterfully designed residence expertly built by PGI Homes features an impressive great room plan showcasing a stunning mix of thoughtfully designed details that reflect a distinctive coastal lifestyle. The open floor plan flows gracefully from one engaging space to another with a seamless transition to the outdoor space. A touch of natural elegance is evident with the lavish travertine flooring throughout, beautiful

millwork, stacked travertine stone media ~ fireplace wall with glass shelving, corner less glass sliding doors, unique lighting, Sonos music system, 8' high interior doors and impact rated windows throughout. Encompassing over 3600 gross SF with a fabulous primary suite, 2 ensuite guest bedrooms and study. Intricate ceilings boasting 14 feet high where the open great room flows from a custom-built wine bar to the Epicurean Island kitchen with linen cabinetry, Cambria quartz countertops, top-of-the-line Bosch appliances, convection oven, cooktop, and warming drawer inspires your inner chef. Owners will find retreat in the sumptuous primary suite with generous California closet systems and a spacious spa-like bath featuring a large walk-around shower with multiple heads, soaking tub accented with a striking Swarovski Crystal handmade chandelier, private commode & bidet. Phenomenal covered and open outdoor living spaces offer relaxed living ideally positioned with western exposure for year-round sunshine. The integrated resort saltwater heated pool & spa features an alluring travertine deck, built-in sun lounges and fountains blending perfectly with the lush, mature landscaped yard. For the captain, 89 feet on the canal affords a 62-foot concrete dock that accommodates your 47-foot yacht with SlideMoor Mooring system, 50 AMP Service and a 6,500 lb. lift for your bay boat. Positioned just a short boat ride to Charlotte Harbor with no-bridge, deep water access to the Pine Island Sound aka "Mini Bahamas" and Gulf of Mexico. Located in Punta Gorda, a cozy close-knit town with royal palmed lined streets, perennial gulf winds and a quaint seaside downtown that draws sailors, anglers and boaters alike. Join the Isles Yacht Club, buy local at the farmers market, and enjoy "the Punta Gorda Life in Motion...." Nautical Connection without Congestion". Furnishings are negotiable outside of the contract. The seller would prefer a short term lease back. Feature sheet attached.