

**5061 SAN ROCCO COURT, Punta Gorda, FL, 33950**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1635 A/C & 2190.00 Total

Neighborhood: Burnt Store Isles, BSI Golf Course, Punta Gorda

Prior Taxes: \$ 4,861

Water View:

Year Built: 1984

MLS: C7476231

Listed By: KW PEACE RIVER PARTNERS

PRICE ADJUSTMENT! LOOK AT THIS GORGEOUS VILLA ON THE 7TH TEE TWIN ISLES GOLF COURSE! NEW METAL ROOF. You will be welcomed into this 2 bedroom/2 bath 1635 SF single family residence through the charming courtyard entrance. As you enter you will see the soaring ceilings, view of the golf course and the perfect layout for entertaining. The great room, kitchen, sitting

room and dining room are spacious and open. Electric hurricane shutters protect the sliders at rear of home. The kitchen has LG stainless steel appliances, updated cabinets, counters, backsplash and lighting. The chimney style range hood and pantry with etched glass door adds to the charm. Enjoy your morning coffee/tea at the breakfast bar or evening appetizers as you welcome guests. The spacious owner's bedroom has a nice size walk-in closet, new carpet and an updated en suite bath with double sinks and pristine shower. Easy sliding door from bath to the outside private hot tub. Lovely guest area has new bedroom carpet and updated guest bath vanity. Convenient closet in hall for inside laundry with plenty of storage shelves. The detached 2-car garage has a new garage door opener for easy access. Imagine yourself having a glass of wine on your large 24" X 24" back lanai with remote controlled Sunsetter canopy overlooking the luscious green Twin Isles golf course 7th tee! You will experience breath-taking sunsets from this prime location. Even the exterior of the villa has recently been painted. Enjoy piece of mind knowing you have a home warranty and extremely low HOA fees! Fee covers lawn maintenance (mowing, edging, common area irrigation, tree trimming and lawn treatments) plus annual driveway and roof cleaning. Enjoy sunsets, fishing, or kayaking/canoeing from the new community dock on the south bank of Alligator Creek which borders the community. You can ride your golf cart to enjoy the 18-hole championship course, play tennis, eat at one of the 3 restaurants nearby, or enjoy numerous fun activities at the Twin Isles Country Club. Just walking distance to Publix, Walgreens, gym, salon, and pet store. Minutes to historic downtown with numerous local restaurants, shopping, and Fisherman's Village. You will love the privacy of this community and the natural Florida lifestyle. And YES, there is more! Come and see. **SELLER MOTIVATED, MAKE OFFER!!**