

**3800 BAL HARBOR BOULEVARD UNIT 212, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2224 A/C & 2600.00 Total

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

Prior Taxes: \$ 3,385

Water View: Canal

Year Built: 1994

MLS: C7479766

Listed By: RE/MAX HARBOR REALTY

**HARBOR LANDING TOWNHOME W/DEEDED DOCK & FANTASTIC VIEW IN PUNTA GORDA ISLES** - Unit has NEW ROOF (August 2023). Spacious, two-story, 3 bed/2.5 bath, waterfront townhome in Harbor Landing w/private garage, wonderful canal view, deeded dock & sailboat access to Charlotte Harbor. Enjoy quick sailboat access from your backyard via Buckley's Pass. The townhome

offers over 2,200 sqft w/an open floor plan. Layout includes a large great room w/tile flooring throughout the 1st floor, soaring two-story ceilings, a formal dining area, beautiful kitchen & baths plus a 2nd floor that offers a loft/den & two guest bedrooms w/crown molding in loft area. The great room opens to the lanai extending the living space. Lanai has walk-out access to your private dock. Kitchen has granite counters, stainless steel appliances, ample cabinet & counter space plus an adjacent breakfast area that overlooks the canal view. Architectural details include soaring two story ceilings, decorative plant shelves, columns in dining area & 1st-floor master suite. Master suite offers private access to the front courtyard, two walk-in closets & a large, master bath. The master bath has dual sinks, seated vanity, corner tub & glass-enclosed shower. Carpeted 2nd floor offers consists of two guest rooms that share a Jack-and-Jill bath plus a large loft. One guest room offers a large, walk-in closet. Loft overlooks the great room below & can be used has a hobby space or den. Other features include large laundry room w/adjacent storage room & a large, two-car garage. The concrete dock is steps from the back door. Water & electric hook-ups are available dockside. Start enjoying some of the best fishing & boating in SW Florida right from your backyard. Complex amenities include an in-ground, solar-heated pool & park-like setting. Walking distance to St Andrews South golf course. Now is the time to have it all - golf out your front door & your boat docked at your back door.