



**89 VIVANTE BOULEVARD UNIT 8934, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2338 A/C & 2614.00 Total

Neighborhood: Punta Gorda Isles, Punta Gorda

Prior Taxes: \$ 6,939

Water View: Bay/Harbor - Full, River

Year Built: 2006

MLS: C7481878

Listed By: COLDWELL BANKER REALTY

One or more photo(s) has been virtually staged. I am proud to present this third floor, 2,338sf, 3 bedroom, 3 bathroom condo at beautiful Vivante in Punta Gorda. The unit has outstanding views of Charlotte Harbor and, of course, Florida's famous sunsets. Two bedrooms have their own ensuite bathroom, the third has immediate access to the third bathroom. The master suite opens to the lanai through a large sliding door and has extensive views of the harbour. The second and third guest rooms face east and enjoy the morning sunrises – they are separated from the great room and owners' bedroom suite by a hallway, so privacy is always maintained. As you enter your own private foyer from the elevator, you will be amazed at the size of the great room with 10ft high walls and 8ft doors - all the way from the kitchen, breakfast bar, dining area, lounge to the lanai and the magnificent water view beyond. The lanai has January 2021 Storm Smart hurricane screens. One of the upgrades is under your feet - the floor has 20 inch ceramic tiles. Other upgrades are the crown moulding, solid wood cabinets and gorgeous quartz counter tops. The kitchen is large and conveniently designed with January 2021 new appliances, spacious work surfaces and a useful island with its own power outlets. Every bedroom has a ceiling fan, as does the great room and lanai. The beautiful gated community of Vivante, with all its amenities, is waiting for you. You'll always have something to do at Vivante and in Punta Gorda. There are two geo-thermally heated pools, six Har-Tru tennis courts (five are lit), a large cabana with gas grills, two fireplaces and a superb clubhouse with full entertaining facilities. Additionally, on the ground floor of the clubhouse, there are lounge, games, billiards and craft rooms, a library with TV, Wi-Fi media centre and management's office. On the upper floor, you'll find the fitness room with state of the art exercise equipment, a gymnasium, the spa and men's and women's locker rooms, each with saunas and steam rooms - the fitness room overlooks the main pool and larger lake. Vivante was damaged by Hurricane Ian in 2022; it is currently being repaired, including all new metal roofs, renovations and updates of the clubhouse and several individual units are ongoing. 8934 has been renovated already. Please note that the photos or the unit are current and four are virtually staged, but those of Vivante are prior to the storm. Vivante is 3 miles from beautiful, historic Punta Gorda and Tamiami Trail, 7 from I75, a couple of hours from Naples to the south and Sarasota to the north, and just three hours from the Mouse. Far enough from all that noise to be truly tranquil yet close enough for all the fun stuff to be quickly accessible.