



## 197 TROPICANA DRIVE UNIT 1522, Punta Gorda, FL, 33950

Condo

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2495 A/C & 3216.00 Total

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

Prior Taxes: \$ 5,492

Water View: Pond

Year Built: 2004

MLS: C7482874

Listed By: COLDWELL BANKER SUNSTAR REALTY

Stunning top floor condo with a deeded dock #12 and 27k lb lift in Tarpon Cove is ready to be yours! This impeccably maintained condo offers the perfect blend of a spacious interior with the convenience of a community that handles the exterior details. Located in Punta Gorda Isles, this condo has been beautifully renovated in an elegant and cohesive way that embraces the flow of natural light, accentuates the architectural details and allows for comfortable entertaining in both intimate

settings or large groups. Engineered maple hardwood floors provide a rich, neutral palette for design flexibility. The Cayo Costa II floorplan is uniquely designed with two large master bedrooms with ensuite bathrooms as well as a 3rd bedroom and a den/office with a full bathroom in close proximity. If you don't enjoy climbing stairs, you will love the private elevator that is exclusive to your unit! Being on the second floor provides scenic views from every window, elevated ceilings and a feeling of privacy. The pond and fountain are such a tranquil site from the lanai, kitchen, great room and Master bedroom, especially when it is illuminated at night. The kitchen is for the one who loves to cook, featuring exquisite quartz countertops, abundant working space, pantry style storage and an island. Your guests can sit at the window seat and enjoy the view while meals are prepared or enjoy a good book with the sound of the fountain. Storage is abundant in this condo with a 2-car garage measuring 462 square feet with overhead storage racks, a very large laundry room and several closets (most of them walk ins) throughout. Tarpon Cove is a 10-acre development with 60 units, direct access with no bridges to Charlotte Harbor, 3 boulevard entrances, clubhouse, pool, spa, workout area and sidewalks throughout. Deeded dock #12 is a 30 ft finger dock with a 27,000 lb boat lift and can accommodate a 38 ft boat. Each dock has an electric pedestal with 30-amp service and a dock box. You can access the basin and docks by traversing a concrete walkway between the units. Impact glass and shutters provide storm protection and the roof was replaced in 2023. Room Feature: Linen Closet In Bath (Primary Bedroom).