

**22375 EDGEWATER DRIVE UNIT H 234, Port Charlotte, FL, 33980**

Condo

Bedroom: 2

Bathroom: 1 Full / 0 Half

Square feet: 987 A/C & 1101.00 Total

Neighborhood: Edgewater, Port Charlotte

Lot Dim: 22 x 42 x 23 x 48

Prior Taxes: \$ 2,121

Water View:

Year Built: 1984

MLS: C7484069

Listed By: MICHAEL SAUNDERS & COMPANY

Discover the charm of tropical maintenance-free living at Edgewater Village in Charlotte Harbor, Florida, where the simplicity of condo living meets convenience. No renovation projects needed in this beautifully upgraded unit. Delight in the LUX

vinyl flooring throughout & the upscale renovated kitchen & bathroom. The efficient Kitchen features matching stainless Whirlpool appliances, marblesque Corian solid surface countertops with a large undermount stainless sink & gooseneck faucet. A pass-thru to the Living Area invites interaction with family & guests, along with the adjacent dining area. The centrally located bath has a tub & toilet room, separate from the large dual sink vanity with matching framed mirrors. The 2 spacious bedrooms are both equipped with walk-in closets & have sliders to your oasis Florida Room, overlooking a private south facing wooded view. Enjoy a comfortable and inviting atmosphere, inviting you to focus on enjoying the amenities (heated pool) and activities (pickleball & shuffleboard) available in and around this laid-back community. The fantastic location along the Peace River opens up a world of recreational activities; boating, fishing & riverwalk pathways. Nearby Sunseeker Resort will be opening this month, with a plethora of waterfront dining options. Easy access to I-75 & less than 25 mile to the Gulf of Mexico beaches. The Punta Gorda airport, just 7 miles away, has over 50 direct flight destinations making this a perfect second home getaway. The reasonable monthly fees include public water & sewer, and one of the few condos that are large pet friendly. Embrace the heart of Charlotte Harbor & let #234 be your home in paradise.