

**3800 BAL HARBOR BOULEVARD UNIT 311, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2224

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

Prior Taxes: \$ 5,410

Water View: Canal

Year Built: 1994

MLS: C7488916

Listed By: COLDWELL BANKER SUNSTAR REALTY

This beautiful Harbor Landing END unit offers over 2200 square feet of living space with 3 bedrooms and 2 and a half bathrooms. The highlight of this Townhome is the unobstructed access to Charlotte Harbor through Buckley Pass, perfect for those who love to sail. The unit also comes with a deeded 20-foot dock with 50 amp electric, suitable for a 50-foot boat and boatlifts are allowed. This end

unit has been upgraded with a new roof, Trane 5-ton AC, refrigerator, tankless hot water heater, tile and carpet throughout. The upstairs bathroom has been completely renovated and the kitchen now features new granite countertops. The home also boasts electric blinds in the Florida room, impact doors in the master bedroom, and a generator hook-up in the courtyard. The windows have been tinted and have hurricane shutters with power for added protection. Inside, you'll find new ceiling fans, fresh paint, crown molding, and cameras and security system. Other upgrades include new rollers for the sliding glass doors and a new Toto toilet downstairs. The community pool has been recently updated with new trees, solar power, and a heat pump. This home truly has it all, making it the perfect place to call home. It's wonderful location provides easy access to all that Punta Gorda has to offer. Situated near the charming Fisherman's Village, Harbor Landing is located in Punta Gorda Isles allowing you access to yacht clubs, boating clubs, and fishing clubs, making it the perfect spot for water enthusiasts. Its proximity to downtown restaurants, gives residents plenty of options for dining out. And with the beautiful historic district nearby, residents can soak in the rich history and admire the stunning architecture of the area. Schedule a tour today.