

**3300 LOVELAND BOULEVARD UNIT 2203, Port Charlotte, FL, 33980**

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet:1070

Neighborhood: Port Charlotte, Loveland Courtyards

Prior Taxes: \$ 2,933

Water View:

Year Built: 1991

MLS: C7488935

Listed By: RE/MAX HARBOR REALTY

LOVELAND COURTYARD CONDO W/IMPACT WINDOWS & SLIDING GLASS DOORS - This move-in ready, 2 bed/2 bath condo boasts a screened entry/lanai w/epoxy coating & graded entrance to front door. One of the few units w/sloped entrance & wide doorways making it wheelchair accessible. Interior layout includes combination great room/dining area & split bedrooms. The kitchen has ample

cabinet & counter space w/additional built-in storage/display shelves. Other architectural details include vaulted ceilings, a skylight, decorative plant shelf, large kitchen & dining area, en-suite laundry plus tile flooring throughout the main living area & guest bedroom. The unit boasts large bedrooms - each with an oversized, walk-in closet. The master suite has a private bath. Both master and guest baths have walk-in showers and chair-height toilets. All rooms have sliders that open to the lanai extending the living space outside. The lanai also offers a large storage shed w/additional freezer. Updates include multiple renovations from 2011 - new kitchen including new appliances, new cabinet doors & new hardware, new light fixtures & solid panel interior doors, along with newer updates - all new LED lighting throughout (2015), new water heater (2020), impact resistant windows & sliders (2021), new carpet in master bedroom (2021), new roof & siding (2023 - by condo association), new upgraded glass in skylight (2023), new A/C & thermostat (2023), & fresh interior paint in main living area (2023). Condo amenities include an active association w/an in-ground heated pool & adjacent clubhouse w/screened patio. BBQ area & pool can be enjoyed year-round. Loveland Courtyards is a quiet community w/best of both worlds - serene setting yet still close to everything. Reach shopping, restaurants, US-41 & I-75 in minutes. Each unit comes w/two assigned parking spaces w/guest parking available. Make an appointment today.