

**1600 W MARION AVENUE UNIT 234, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2200

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

Prior Taxes: \$ 3,460

Water View: Bay/Harbor - Full

Year Built: 1990

MLS: C7489366

Listed By: RE/MAX HARBOR REALTY

PANORAMIC HARBOR VIEWS! Enjoy full harbor views courtesy of a wall of NEW, IMPACT-RESISTANT, FLOOR-TO-CEILING windows along the entire back of the unit. This spacious 3 bed/2 bath condo at Champagne Estates in Punta Gorda Isles offers approximately 2,200 sq ft of living space w/an open layout &

spectacular water views. Architectural details include screened front lanai leading to double door entry, inviting foyer, game room/formal dining area, wood flooring throughout the main living area, crown molding, a gourmet kitchen, large bedrooms & lots of closet storage. The main living area is divided into a game room w/full pool table & the living/great room area. Great room has a decorative fireplace. The kitchen boasts granite counters w/breakfast bar, custom cabinets, stainless steel appliances & under cabinet lighting. The master retreat has French doors that open to the harbor view, an oversized walk-in closet & spa-like master bath w/dual sinks and an oversized, glass-enclosed, walk-in shower w/double shower heads. The two guest rooms have plenty of storage space w/one of them offering a corner storage bench. Interior laundry room offers a utility sink and wall-mounted ironing board. Picture yourself overlooking the harbor & enjoying the boats and aquatic activity that happen below. Unit has hurricane protection w/impact-resistant windows & roll-down shutter on front lanai. Condo association is pet friendly. Condo amenities include one, assigned, underbuilding parking space, adjacent storage room, ample guest parking, waterfall feature at elevators, clubhouse plus an in-ground heated pool & spa. Champagne Estates is close to everything. It's walking distance to Fishermen's Village, Isles Yacht Club, the new library, Gilchrist Park & historic downtown Punta Gorda. Miles of sidewalks connects you to numerous parks, nature walks & walking/biking trails throughout the city. Condo complex has new roof. Discover your place in paradise. Make an appointment today. Some furniture negotiable.