



1600 W MARION AVENUE UNIT 231, Punta Gorda, FL, 33950

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2280

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

Prior Taxes: \$ 311

Water View: Bay/Harbor - Full

Year Built: 1990

MLS: C7489862

Listed By: FIVE STAR REALTY OF CHARLOTTE

CHAMPAGNE WISHES DO COME TRUE! THIS TASTEFULLY REMODELED HARBOR FRONT PENTHOUSE AT CHAMPAGNE ESTATES IS BEAUTIFUL! No expense has been spared in this 2280 square foot (per builder's plan), 3 bedroom,

2 bath Condominium. 38 feet of floor to ceiling impact glass over looks tranquil Charlotte Harbor, Fishermen's Village and the new Sunseeker Resort. All windows in this corner unit are impact glass with Plantation Shutters as well. The new flooring throughout is a 9" x 47" Birchwood finish tile. The redesigned kitchen has white Portland Style soft close door cabinets, drawers and pantry all made of solid wood. Counters in the kitchen and baths are an elegant Cambria Inverness Frost Debossed accenting the natural veins. The center island is made of Maple Onyx with a built in Microwave. The kitchen tile backsplash is a stunning 3" x 12" glass subway tile in a Herringbone pattern. Stainless Steel kitchen appliances include a Viking Stove! All room & closet doors are new 2 panel design, crown molding through out the living areas and all lighting has been upgraded to LED. Both baths are remodeled to the same top standards! The Primary Bedroom has 7 ft Plantation Shutters that reveal the harbor views when open. Just off the Primary Bedroom, there is also a 10 x 13 area the seller uses as her Art Studio! The Air Conditioner was replaced in 2019. The sitting area as you walk in can also be used as a formal dining area. This large open floor plan can be arranged many different ways. The complex has recently been painted and replaced the roof in 2023, Terrazzo style walk ways are just a few years new. This building has a very nice curb appeal. Covered Parking and your own 6.5 x 14.5 Storage unit are on the first level. The heated pool, spa and recently remodeled club house overlooks the Harbor as well. Walking distance to Fishermen's Village, Isles Yacht Club, downtown Historic Punta Gorda and it's 18 miles of biking and walking trails. 2 Pets up to 30 lbs. each are allowed too! This is truly Paradise so do not hesitate, make an appointment to preview this stunning unit as it won't last long!