

**4001 MARIANNE KEY ROAD, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 0 Half

Square feet:2999

Neighborhood: Burnt Store Marina, Punta Gorda

Prior Taxes: \$ 7,224

Water View:

Year Built: 2003

MLS: T3443312

Listed By: FLAT FEE MLS REALTY

Price Reduced for Quick Sale! No hurricane damage from Ian to house or roof. House is set like a jewel on shy acre corner lot which backs onto golf course. Located inside Burnt Store Marina the home features many new items and upgrades such as new Chef's kitchen with dual electric ovens and propane 6

burner top with griddle; full granite backsplash and countertops; professional exhaust hood, microwave drawer, oak cabinetry; wet bar; all air conditioning ducts were replaced with larger size and new filtration system; extra attic insulation was added for greater energy efficiency; brand new 100 gallon hot water heater; new pool heater; new lanai pavers and glass pool tile; in-ground sprinklers; alarm system; two electric panels with 400 amp service; new washer/dryer; Manabloc plumbing systems permits any fixture or water line to be shut off from inside house; over-size three car garage with epoxy flooring; circular paver driveway; vaulted ceilings in all major rooms up to 14 feet; new Acacia hardwood flooring throughout (except tile in bathrooms); very low HOA dues pays for 24/7 live security guards and gate house. Owners have access to all community facilities including marina, boat storage, boat rental (Freedom Boat Club), boat repairs, golf, tennis, pickle ball, health club with pool and hot tub; hiking/biking paths, Cass Cay Restaurant with live music and entertainment, restaurant at golf course,, on-premise deli, etc. Sonos stereo system is not included, but can be negotiated. Sellers would consider short term lease back of house. COME SEE THIS BEAUTY, IT WON'T LAST!