

**3440 SUNSET KEY CIRCLE UNIT 102, Punta Gorda, FL, 33955**

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2099 A/C & 3052.00 Total

Neighborhood: Burnt Store Marina, Punta Gorda

Prior Taxes: \$ 5,176

Water View: Pond

Year Built: 1997

MLS: C7486593

Listed By: CALENDIA REAL ESTATE GROUP, INC.

Indulge yourself in one of Sunset Key's finest! This furnished second level Emerald Isle residence boasts a fabulous setting with southwest exposure which floods this home with an abundance of warmth and sunshine, serene lagoon vistas and an expansive parklike side yard. A private elevator whisks you into your

striking abode, where an arched foyer entrance, flanked by columns, welcomes you home. Designed for flexibility, this versatile floor plan accommodates many furniture layouts. Rich 18" diamond-set travertine tiles provide a rich foundation in this home and are complemented by the calming neutral color scheme and tasteful window treatments. Crown molding and 4.5" baseboards throughout contribute to the condo's polished appearance. The focal point of the condo is its splendid open air kitchen, upgraded with wood cabinetry, top-notch granite countertops, a stylish backsplash, stainless steel appliances, and a central island with storage and seating. The sprawling lanai is enclosed with sliding glass doors and stretches the full width of the condo, where you will feel like you are floating above the water. You are sure to relish countless hours in the midst of the tranquil tropical lagoon scenery and Florida's diverse wildlife from the lanai, which accommodates various seating and dining configurations. The generously sized primary bedroom features a pleasing tray ceiling encased by crown molding, and offers soothing water views through an aquarium window and sliding glass doors that open up to the lanai. The enormous master bath is a true retreat, boasting a large walk-in closet, dual sinks, a tiled Roman shower, and a jetted tub. The private guest wing includes a 3rd bedroom which has been converted into a den with a convenient built-in desk and shelving- providing ample space for accommodating overflow guests, and offering exclusive access to the second lanai. It shares a spacious guest bath with the inviting second guest room. This Marina condo is crafted to emulate the feel of a house, with a convenient two car garage attached to accommodate your cars and toys. A new A/C was installed in 2022 to keep you cool and comfortable all year. Burnt Store Marina residents enjoy access to two on-site restaurants, a 27-hole executive golf course, tennis, pickleball and fitness, plus the largest deepwater marina in SWFL.