

**633 MONACO DRIVE, Punta Gorda, FL, 33950**

Vacant Land

Neighborhood: Burnt Store Isles, BSI Golf Course, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 15

Acreage: 1/4 to less than 1/2

Lot Dim: 90.3 x 120 x 89.6

Lot Size Sqft: 10794

S/S/B/L: 283 35

Prior Taxes: \$ 1,546

Water View: Lake

Waterfrontage: 40

MLS: C7470921

Listed By: SWOYER REALTY LLC

GOLF COURSE/LAKE VIEW LOT in Deed Restricted Burnt Store Isles! TWO adjacent lots are available, at 633 & 627 Monaco Drive, to create a rare double lot for a spacious custom home. The lots are available separately or together. (SPECIAL PRICING: \$250K for both lots purchased simultaneously!) This highly

desirable location borders the golf course, featuring scenic lake shoreline directly behind, along one of the Twin Isles Golf Course Lakes. The beauty of this lake is enhanced with plenty of local wildlife, including ducks, cranes, herons, ibis, cormorants and much more. Area residents are eligible for membership in the Twin Isles Country Club, a short walk away, with 18 holes of golf, tennis courts, a swimming pool, a fine restaurant and many community activities. Burnt Store Isles has very little vacant land remaining, and this may be your last opportunity to buy two adjacent lots! There are no mandatory HOA fees, membership in the Burnt Store Isles Association is optional at \$45/year (it is a Neighborhood Association, not an HOA per Florida Statute 720). Deed restrictions are listed on the website at [BSIA.net](http://BSIA.net), enforced by the applicable City of Punta Gorda zoning district.