

**2120 GULFVIEW ROAD, Punta Gorda, FL, 33950**

Vacant Land

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

Subdivision: PUNTA GORDA ISLES SEC 04

Acreage: 0 to less than 1/4

Lot Dim: 80 x 120 x 80 x 120

Lot Size Sqft: 9599

S/S/B/L: 3 15

Prior Taxes: \$ 4,506

Water View: Canal

Waterfrontage: 80

MLS: C7477096

Listed By: COMPASS FLORIDA LLC

IMAGINE BUILDING YOUR DREAM HOME OVERLOOKING 268' WIDE

CAPTIVATING WATERWAY, MINUTES TO CHARLOTTE HARBOR, "WHERE YOUR HOME IS YOUR ADVENTURE, PAINTED WITH EVERY SUNSET, EVERY BREEZE, AND EVERY WAVE ON THE WATER," WITH YOUR BOAT DOCKED STEPS FROM YOUR DOOR. This waterfront lot offers two exceptional coastal design plans only for a 2 or 3 Story, 3-bedroom, 3-bath home that takes full advantage of this remarkable waterfront setting, providing captivating water views with the added luxury of the pool on the second floor. Can you imagine a better venue for lounging poolside surrounded by elevated serene water views and balmy breezes which roll off the harbor? Additional notable features include two parking garages and a separate garage for your RV, which stands ready to accommodate your nomadic spirit. The three-story design ensures that every level of the home captures the stunning waterfront scenery—an idyllic retreat to match its extraordinary boating lifestyle. With the harbor just minutes from your door, don't be surprised if you find yourself traveling by boat for an impromptu cruise to watch the sunset on the harbor or dinner with friends at our waterfront restaurants close by. 2120 Gulfview is your perfect launching point for carefree days exploring our beautiful gulf islands, renowned for its world-class fishing and boating, teeming with wildlife. Sail Magazine has recognized it as one of the top 10 Greatest Places to Sail in the US, while anglers appreciate its exceptional inshore and tarpon fishing. " The World's Richest Tarpon Tournament in Boca Grande and the Punta Gorda Flatmaster's Fishing Tournament " Don't miss this opportunity to create your ideal coastal retreat capturing the best elements of tropical living on a protected waterway within our vibrant, award-winning waterfront community, just minutes downtown, shopping, bike trails, parks, and cultural events. THIS WATERFRONT PROPERTY IS UNIQUE; THIS IS YOUR CHANCE TO EXPERIENCE THE VERY BEST OF COASTAL WATERFRONT LIVING BY LAND OR SEA. PREMIUM FEATURES: 268' SWEEPING WATERFRONT, NORTHERN REAR EXPOSURE WITH EAST AND WEST REAR EXPOSURE FOR BEAUTIFUL SUNSET AND SUNRISE SKY, 10' x 45' CONCRETE DOCK, LIKE NEW 10K BOAT LIFT, 4 PEDESTALS EQUIPPED WITH 4 - 110 AMPS, 1 -50 AMP and 1-30 AMP, AND 2 MARINE LIGHTS. THIS LOT HAD A PREVIOUS HOME OFFERING SUBSTANTIAL SAVINGS ON IMPACT FEES FOR NEW CONSTRUCTION, WATER, SEWER, ELECTRICITY AVAILABLE, DESIGN, CANARY ISLAND PALM TREE, AND RARE PALM CACTUS TREE, THE CONSTRUCTION OF THE HOUSE IS NOT INCLUDED IN LIST PRICE