

**2619 PARISIAN COURT, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2110 A/C & 3190.00 Total

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

Lot Dim: 103 x 120 x 69 x 120

Prior Taxes: \$ 4,717

Water View: Canal

Year Built: 1977

MLS: C7490185

Listed By: RE/MAX HARBOR REALTY

PGI HOME W/QUICK SAIL ACCESS, WIDE CANAL BASIN VIEW & **NEW TILE ROOF** - This updated, 3 bed/3 bath, waterfront home in Punta Gorda Isles has a spectacular canal view & quick sail access to Charlotte Harbor & beyond. Inside,

the layout includes an L-shaped formal living room & dining room plus a separate family room. Updated kitchen opens to the large family room. The kitchen offers granite counters, a breakfast bar w/pendant lighting, closet pantry, & adjacent bar. Newer appliances include convection oven & convection microwave. Kitchen & family room are perfect for hosting friends & family. Architectural details include a mix of wood-look laminate, tile & carpet flooring plus plantation shutters & crown molding in master suite. Lots of natural light throughout thanks to several sliding glass doors & large, picture windows. Almost every room in the home has a pool and/or canal view. The master suite boasts walk-out access to the lanai, an en-suite bath & oversized walk-in closet. Split bedroom floor plan has two large guest rooms & offers privacy to owners & guests alike. Larger guest room is a 2nd master suite w/private bath & walk-in closet. Outside, the lanai has Turkish travertine flooring w/both dining & seating areas that overlook the in-ground, heated pool & canal view beyond. Just steps away is the extended, 35ft dock. Dock features a SlideMoor plus water & electric hook-ups. Set off on your latest adventure from your own backyard. Start enjoying some of the best fishing & boating SW Florida has to offer while being able return & dock your boat in sight of your backdoor. Lots of recent improvements including new kitchen R/O tank (2024), new hot water heater (2024), new pool pump (2023), & new windows (2015). Other amenities include attached two-car garage, large laundry room w/utility sink & storage closet, hurricane protection including storm-rated front window & front door, accordion shutters & Lexan panels. Well-maintained, tropical landscaping surrounds the home including several fruit trees (page orange, avocado, banana & pineapple). It's time to own a place in paradise. Make an appointment today.