

**150 BEENEY ROAD SE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 1987 A/C & 3251.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Lot Dim: 100 x 125

Prior Taxes: \$ 4,251

Water View: Bay/Harbor - Partial, Canal, Lake

Year Built: 2006

MLS: C7489013

Listed By: RE/MAX PALM REALTY

**PRICE REDUCTION\_ SELLER SAYS BRING HIM AND OFFER ON THE MOST magnificent view and incredible access you will find for this price- On wide saltwater canal with Edgewater lake to the left and Charlotte Harbor to the right,**

only 1600 unobstructed, deep water, feet to the Harbor! TREX dock less than 2 months old- Seawall - all 100 feet- less than a year old and 20K# lift has just been refurbished. This Key west beauty complete with wrap around front porch, metal roof and cupola has a great room, wide open floor plan with views from almost every room! Sit on your lanai or soak in your spa and watch the sunset, Wake in your master, with gorgeous tray ceiling and large en-suite, to the view of the lake and the third bedroom can be used as an office where you may be distracted by the wide view of the water. The kitchen nook also opens up to the waterway and the kitchen counter shares the view through the pocketing sliders in the great room. The home has central vacuum with a "sweep away" located under the kitchen cabinet- touch of your toe and sweep away your cares. The pool and spa give you the feeling you are in the ocean by being surrounded by the water. The dedicated pool bath and outdoor shower keep traffic out of the home. (Not to mention when on the dock or coming in from a day on the boat!) The electric roll down storm smart sun screen lets you enjoy the sunset bug free and doubles as the hurricane protection for the back of the home! BRAND NEW 2024 dock and boat lift refurbished for you to bring your boat and enjoy the florida lifestyle. The 3 car garage has room for all your toys or workshop and the additional driveway on side of home was designed for an RV complete with hookup. Solar panels deliver you EXTREMELY LOW electric bills. (43K to install!) There is a hookup also for a generator in the case of power outage. The home is a blank palette that could use your imagination to turn it into a modern masterpiece ...but there is not a property in the area that can compare with this view and access for this price point. Check out the video tour of this home!