



18140 BRACKEN CIRCLE, Port Charlotte, FL, 33948

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2344 A/C & 3497.00 Total

Neighborhood: O'Hara Area, Port Charlotte, Rock Creek - Powerboat Access

Prior Taxes: \$ 4,935

Water View: Canal

Year Built: 1980

MLS: C7490014

Listed By: KW PEACE RIVER PARTNERS

\$20,000 PRICE ADJUSTMENT OMG!!! Calling all SALTWATER ENTHUSIASTS, this absolutely stunning WATERFRONT, POOL HOME just hit the market and it's a MUST SEE! This home comes with 3 bedrooms, 2.5 bathrooms, and is quite spacious at 3,497 total square feet with 2,344sqft of living space! Before we head inside let's talk about how this home sits on an over-sized 17,024sqft corner lot

with a rear view of a large lagoon that starts off the deepwater GULF ACCESS SALTWATER CANAL! There is only one bridge and about a 10 minute boat ride between this home and the open waters of Charlotte Harbor! IMAGINE THIS... You wake up early as the sun is just starting to peek over the horizon, make breakfast in your outdoor kitchen, lower the boat using your 10,000lb boat lift, hop on in and within minutes you're cruising through Charlotte Harbor with endless options on where the day's journey will take you. Maybe head over to the Sunseeker Resort, Fisherman's Village, up the Myakka or Peace Rivers, or take a nice 30-45 minute ride over to Boca Grande Pass as you experience the breeze and gorgeous waters of the Gulf of Mexico! Back to the amazing home you came to see, this large home has a split floor plan and several places in the home offer great views of the pool and waterway! Once you enter the home you will immediately see views of the canal, however let's take a left and enter the spacious formal living room with dining room and access to the primary suite. In the middle of the home you will find your large kitchen with double pantry and more than enough cabinet space, granite countertops, tile floor, new LED lighting, custom backsplash, and a pass-through window leading to the outdoor kitchen! On the right side of the home you will find an oversized laundry room with your half bath, two additional bedrooms, and a spacious family room overlooking the pool and canal! Some great features of this home include... hurricane windows and sliding glass doors, new tile flooring in 2016, electrical panel in 2017, pool pump, washer, outdoor fans, composite dock, and primary bathroom remodel in 2019, refrigerator, microwave, AC and resurfaced pool in 2022, NEW ROOF, water heater, and additional bedroom laminate flooring in 2023, gutters & downspouts, exterior paint, and aluminum fence in 2024! Heading back outside you will find the 10ft x 27ft heated pool, ample amount of covered space to hide from the rain or get some shade, and a new fence surrounding the pool which helps eliminate the need for a screened cage! The openness of the lanai invokes a real sense of paradise as you lounge by the pool, enjoy your own private swim, or prepare excellent food choices right from your outdoor kitchen! Fish right from your own dock, sit quietly and watch for dolphins, or close your eyes and listen to the great sounds of the water, all of this from your own home! If you're looking for the true Florida Lifestyle at its best, don't forget to tell your favorite real estate agent about this great home so you can see it for yourself in person! Don't miss the virtual tour, aerial video, and floorplan of this great home! Call your agent today, this home just might be exactly what you're looking for!