

**3663 WHIPPOORWILL BOULEVARD, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2134 A/C & 2648.00 Total

Neighborhood: Punta Gorda Isles, PGI Bird Section, Punta Gorda

Lot Dim: 100 x 120 x 66 x 121

Prior Taxes: \$ 8,980

Water View: Canal

Year Built: 2005

MLS: C7490433

Listed By: COLDWELL BANKER SUNSTAR REALTY

Escape the winter chill and embrace the sunny paradise of Southwest Florida with this move-in ready 3-bedroom, 2-bathroom pool home nestled in the exclusive

waterfront haven of Punta Gorda Isles. With unrestricted sailboat access to Charlotte Harbor and the Gulf of Mexico, this stunning home promises seamless boating adventures without the hassle of bridges. Spanning over 2100 square feet, this residence is tailor-made for those seeking the ultimate retirement or year round retreat. Step inside to discover a spacious living and dining area adorned with tile flooring and bathed in natural light. The kitchen, complete with tons of cabinetry, granite countertops, stainless steel appliances, and a convenient breakfast bar, is perfect for casual dining before setting off for a day on the water. The master suite is a sanctuary of comfort, featuring two walk-in closets and an ensuite bathroom equipped with dual sinks, a luxurious soaking tub, and a walk-in shower. Outside, the screened lanai beckons with tranquil water views and hosts a heated PebbleTec pool accompanied by soothing waterfalls and a spa – the ideal spot for unwinding after a day of boating bliss. One breakfast on this lanai and you will truly feel like you are living in your own resort! A brand new concrete seawall, maintained by the City of Punta Gorda, complete with a concrete dock and a 20,000 lb boat lift, awaits your aquatic adventures. Additional highlights include a dedicated laundry room, Plantation shutters as well as electric lanai and front door storm shutters, an irrigation system, and a security system for peace of mind. A TILCOR 50 year warranty metal roof was installed in 2023. Another important feature is the 9 ft high garage door! Conveniently located near local amenities, pristine beaches, and a plethora of dining and entertainment options, this home offers the perfect blend of waterfront serenity and modern convenience. With easy access to nearby parks and boat ramps, every day is an opportunity for new adventures on the water. Don't miss your chance to make this tranquil waterfront oasis your own – the epitome of retirement living and entertaining in Southwest Florida.