

**24169 JOLLY ROGER BOULEVARD, Punta Gorda, FL, 33955**

Vacant Land

Neighborhood: Pirate Harbor, Punta Gorda

Subdivision: PIRATE HARBOR

Acreage: 1/4 to less than 1/2

Lot Dim: 100 x 155

Lot Size Sqft: 15500

S/S/B/L: Q 11

Prior Taxes: \$ 4,229

Water View: Canal

Waterfrontage: 100

MLS: C7489752

Listed By: RE/MAX ANCHOR OF MARINA PARK

Build your dream home on this third of an acre sailboat waterfront lot located in the waterfront community of Pirate Harbor in Punta Gorda. With 100 feet of frontage

on saltwater canal, you are 4 lots to open water, and you have immediate access to Charlotte Harbor, Boca Grande Pass, and then on to the blue waters of the Gulf of Mexico and other local waterways such as the Peace and Myakka Rivers. As an added bonus, there is a 97 ft composite dock and boat lift. So, bring your boat! This spot is perfect for the nature lover, boat enthusiast, bird watcher, fisherman, or kayaker. You are only minutes to Burnt Store Marina with public restaurant, deep water marina, and shops. Proximity to local beaches, dining, shopping, and golf courses makes this property ideal for the Florida lifestyle. And you are minutes to historic downtown Punta Gorda and popular Fishermen's Village with quaint shops and cafes. Quick access to Interstate 75 with Tampa and Sarasota to the North and Fort Myers/Cape Coral and Naples to the south. Great "key west" waterfront community. Come see what island style living is all about.