

**530 MONACO DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2211 A/C & 3075.00 Total

Neighborhood: Burnt Store Isles, BSI Waterfront, Punta Gorda

Prior Taxes: \$ 6,339

Water View: Canal

Year Built: 1996

MLS: C7490556

Listed By: ALLISON JAMES ESTATES & HOMES

This home is 2211 sq. ft. that has been remodeled inside from floor to ceiling and a brand new ROOF in 2023 was just completed along with new hurricane rated front windows with a new decorative entry door as well. As nice as the pictures

are, they do not do this home justice as it is literally move in ready. The family room feels like an extension of the outside lanai area by way of a triple pocket slider door. The entire pool was refinished and a waterfall feature was just added and creates a very relaxing atmosphere. The lanai was just completely replaced in 2023 with the new picture frame setting and as you can see by the pictures, it was extended down the back of the home adding even more under cover area making this home perfect for get togethers or just a place to take a nap. You simply do not see this feature at any of the other homes. The entire remodel, from the flooring, the kitchen, the bathrooms and the outside lanai and pool area were so well thought out that this home separates itself from other homes that claim to have been remodeled and they only have new carpet and paint. Stainless steel appliances, solid wood cabinets, all new plumbing fixtures and tempered shower glass walls along with granite counter tops start the long list of upgrades inside. New large format tile installed in the major living areas and bathrooms. Even the lights and ceilings fan are unique and handpicked out instead of just settling for something generic. A 45 ft. long dock with a 10,000 lb. boat lift that is wide enough to handle a pontoon and gets you ready for a short boat ride to Alligator Creek that allows access to the big water in approx. 20 minutes. The pool is a salt water heated pool, so it is super easy to maintain. The home is equipped with a water softener system and has a portable generator with whole house receptacle at the main panel. The furniture in this home is optional to buy, but all t.v's do stay with the buyer. You can see that you are literally right across the street from Twins Isles Golf and Country Club and is hard to find a home with more conveniences as a Publix Shopping Center and a Home Depot are at the entrance of the neighborhood. The windows have hurricane rated accordion shutters already installed and the back lanai area has electric roll down shutters as well as the front porch at the new front door. So this home can be closed in just minutes. The landscaping is finished off with large river rock stone and concrete curbing that has a walk path all the way around the side and down to the dock. The dock has a power tower already installed with a 50 amp service so the dock area is equipped with both electric and water. Burnt Store Isles is just 10 minutes away from downtown Punta Gorda and all it has to offer. From miles long walking and biking path on the Charlotte Harbor, to all the history, fine dining options, pubs and sports bars. The nightlife is fun and the Saturday morning Farmers market is a always a fan favorite. A doggy park is just minutes away, 8 additional golf courses are within a 20 minute drive, and last but not least is Pickle Ball Mania!! This town has had so many new hotels and fun places to get together like the Tiki Hut on the harbor, but Pickle ball has taken over. The newly finished Pickle plex has leagues and tournaments all the time and is located just minutes away. So come and find out why this home and this great little town should become your next destination.