



156 MORGAN LANE SE, Port Charlotte, FL, 33952

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2504 A/C & 3306.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Prior Taxes: \$ 9,854

Water View: Canal

Year Built: 1969

MLS: C7490501

Listed By: RE/MAX ANCHOR REALTY

Attention all boaters, anglers, and water enthusiasts! This 3 bedroom, 3 bath waterfront property is what you've been looking for. This beautiful house is on sailboat water and has no deed restrictions or HOA fees. Morgan Lane has it all! Upgrades include a new roof, a new 10,000 lb boat lift, and a dock with trex decking, water, and 50 amp electric service to the dock. There are hurricane

impact sliders and windows, and a graveled side yard to store your boats, trucks, RV's/campers, jet skis, 4 wheelers, or any other recreation toys you own. Or, you can even add on a 3rd bay garage. Indulge in the epitome of comfort and luxury with this exquisite home, designed for cherished gatherings of family and friends. The immense great room seamlessly connects to the lanai and kitchen creating a spacious and inviting atmosphere perfect for entertaining. A large interior laundry room offers versatility for storage or hobby space, and a substantial primary bedroom provides a tranquil retreat. This home offers the ultimate blend of functionality and elegance. Experience the lifestyle you deserve in this remarkable abode. Enjoy endless days and evenings in your waterfront lanai and our newly resurfaced salt-water pool overlooking your sailboat canal and Edgewater Lake. You are just 5 minutes from Charlotte Harbor which leads to the Gulf of Mexico. This prime waterfront property will be the envy of all your family and friends and will not disappoint. Call today for your showing.