

**584 TOULOUSE DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 1 Half

Square feet: 2735 A/C & 3931.00 Total

Neighborhood: Burnt Store Isles, BSI Waterfront, Punta Gorda

Lot Dim: 97 x 123 x 54 x 131

Prior Taxes: \$ 7,987

Water View: Canal

Year Built: 1997

MLS: C7490969

Listed By: RE/MAX HARBOR REALTY

BURNT STORE ISLES WATERFRONT HOME W/*NEW TILE ROOF*** & SPECTACULAR, LONG CANAL VIEW!** Spacious, 3 bed/2.5 bath, canal front home w/over 2,700 sq ft in Burnt Store Isles w/a phenomenal, long water view &

sailboat access to Charlotte Harbor. LOTS OF RECENT UPDATES in addition to the *NEW ROOF* including NEW SCREENS, NEW SOFFITS, NEW INSULATION & NEW BUILT-IN MICROWAVE/OVEN. This beautiful home features a formal living room & dining room w/separate family room & centrally located chef's kitchen w/almost every room in the home featuring a pool & canal view.

Architectural details include soaring cathedral ceilings, tile flooring in living room & dining room w/wood-look laminate in the kitchen & family room, rectangle transom windows, decorative plant shelves & built-ins in the family room. The kitchen offers granite counters, wood cabinetry, 4-burner gas range & stainless-steel appliances. Other features include closet pantry, under cabinet lighting, breakfast bar & tile back splash. The split bedroom floor plan boasts large bedrooms including a spacious master suite w/walk-out access to the lanai, two walk-in closets & a large master bath w/dual sinks, vanity, step-in tub, walk-in shower & private WC. The large guest rooms are perfect for hosting out-of-town friends & family. The guest bedrooms share a large guest bath w/granite vanity & tiled walk-in shower. Walls of sliding glass doors that lead to the lanai from the living room, family room & master bedroom allow tons of natural light into the home while extending the living area outside. The lanai has a beautiful, brick paver deck w/in-ground pool & attached spa. Sit here & enjoy the wonderful canal view found behind this home. The lanai also offers an outdoor shower & half bath that make cleaning up after a long day on the boat simple & easy. The partially fenced backyard leads to the concrete dock w/boat lift. Keep your boat docked in your backyard so you're ready to set off on your latest adventure at a moment's notice. Water & electric hook-ups are available dockside. Start enjoying some of the best fishing & boating SW Florida has to offer from your private dock. Other amenities include brick paver driveway, oversized 2.5 car garage with gorilla epoxy flooring (2018), hurricane protection & meticulously maintained tropical landscaping plus whole house generator. Claim your spot in paradise. Burnt Store Isles is a deed-restricted, waterfront & golf community w/an active yet optional HOA. There is also a boat club that hosts outings & get-togethers making it an easy task to meet your neighbors & get involved (if desired).