

**25188 MARION AVENUE UNIT D112, Punta Gorda, FL, 33950**

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet:2191

Neighborhood: Punta Gorda, Emerald Pointe

Prior Taxes: \$ 2,928

Water View: Canal

Year Built: 1981

MLS: C7491444

Listed By: RE/MAX HARBOR REALTY

EMERALD POINTE END-UNIT CONDO W/FABULOUS CANAL VIEW! Looking for a place that feels like an all-inclusive resort? Look no further...this 3 bed/2 bath, corner unit w/over 2,100 sq ft of living space at the gated community of Emerald Pointe HAS IT ALL! Spectacular water view, spacious open floor plan w/living room & formal dining room w/a wall of storage, tons of additional storage, large

bedrooms, wet bar & chef's kitchen PLUS full-time tennis pro w/4 Har-Tru clay tennis courts, pickleball courts, as well as Bocce ball, putting green, three swimming pools, a clubhouse & a fitness center. There's also the marina w/dock space available on a 1st come, 1st serve basis. Bring your boat and keep it just steps away. Reach open water in mere minutes & enjoy some of the best fishing & boating in SW Florida. At time of listing, dock space is available. Community also has an active social calendar w/book clubs, bridge group, poker night, a crafting group and so much more that makes everyday feel like you're on vacation! This corner unit is flooded w/natural light thanks to large picture windows & multiple sliding glass doors. Living room has a wet bar & fireplace plus amazing canal view. Kitchen offers a breakfast bar, pantry plus ample cabinet & counter space. The adjacent breakfast area features front row seat to the lovely canal view. Large master suite offers an oversized, walk-in closet & private master bath plus walk-out access to the screened lanai. Unit comes w/an assigned, under-building parking space, private storage closet next to unit, & two storage lockers near parking spot. UPDATES include new range (2020), new wine cooler (2017), new mini-refrigerator (2022), new dishwasher (2022) & new AC (2020). Reasonable condo fees include all that you'd expect plus basic cable, internet, water & trash. Management office on site. Make appointment today.