

**17509 OHARA DRIVE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 4

Bathroom: 3 Full / 1 Half

Square feet: 5393 A/C & 7993.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Lot Dim: 90 x 350 x 106 x 405

Prior Taxes: \$ 19,371

Water View: Canal

Year Built: 2003

MLS: C7491480

Listed By: KW PEACE RIVER PARTNERS

Most Elegant & Sophisticated SAILBOAT ACCESS 2-story Mediterranean style estate pool & spa home offering 4 bedrooms, 3.5 baths, and 3 car garage (Tesla hook-up) & over 5300 sq.ft. of luxury living! This home is located on almost 1 acre,

directly on the Manchester waterway with a private boat dock, 10,000 pound boat lift & concrete seawall that leads out to the Gulf of Mexico. Once through the iron gate (keypad & intercom), you'll drive down the beautifully landscaped circular driveway to the gorgeous fountain in the center. Tall mature palms and lush green landscaping take you to the elevated front entrance. This home is in South Bayview estates, an area of upscale waterfront homes w/ a fee of only \$36/yr. You'll love the expansive view of blue waters from everywhere in the home! On the 1st floor you'll find travertine marble flooring, marble columns, crown molding, soaring ceilings & a beautiful marble fireplace. The pool has been newly surfaced with coral reef & dolphin design and features a spa, swim up table & sun shelf area. The patio also features an outside summer kitchen! The chef's kitchen is equipped with a center island w/built-in sink & wine refrigerator. Enjoy granite countertops & large breakfast bar, 42' cherry wood cabinetry, tumbled marble backsplash, sub zero refrigerator, wolf stove top with pot filler & Dacor stainless steel appliances. The kitchen overlooks the family room w/wood accent lighted tray ceiling! The master bd. is 14x29 w/double tray ceilings, sitting area, his & hers closets, plenty of storage w/built-in cabinetry & shelving, double French doors leading out to the pool patio w/ peaceful waterfront & swaying palm trees! The master bath comes w/ jacuzzi tub with jets, dual granite vanities & two sided entry to the walk in shower with dual shower heads & seat. Right down the hall is a guest bath w/ granite countertops, sink w/dolphin head faucet, cherry wood cabinet, seascape mural, walk-in shower & frosted glass door leading to the pool! Enjoy working in the upgraded office w/built in oak desk, bookshelves & upgraded octagon ceiling w/wood design & upgraded paddle fan. On the 1st floor you'll find a large inside utility rm w/granite countertop, built-in cabinetry & sink, crown molding & front load washer/dryer. The oak & wrought iron staircase will lead you to the 2nd floor where you'll find a 2nd master suite w/ private bath & entry to the 2nd patio. Upstairs you'll also find the 3rd & 4th bedroom, a large game rm, exercise rm & best of all the movie rm with 7 leather reclining movie chairs, granite serving station w/ built-in sink, large movie projection screen, speakers, projector & half bath! The great rm & exercise rm both lead to the 2nd floor balcony patio w/built-in fireplace & wood ceiling! The great room is being used as a recreation room & offers a built-in wet sink, beverage cooler & cabinetry. Top & bottom patios have concrete spindles (balustrades) bordering both outside patios! Extra upgrades include: new pool heater, central vacuum, intercom & security system, in wall pest control, 2 mana bloc systems, mosquito mist around exterior, 3 air conditioning units (1 newer), 5 cat wiring w/separate unit, Sonos sound system wired throughout, water softener, new tile slate roof (2021), accordion & clear hurricane shutters & more! Location is minutes to downtown Punta Gorda shops, restaurants, Town Center Mall & Port Charlotte Beach pavilion! Every luxury imaginable!