

**1872 BIRMINGHAM BOULEVARD**

**\$ 379,000**



**1872 BIRMINGHAM BOULEVARD, Punta Gorda, FL, 33980**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1718 A/C & 2438.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 1,652

Water View: Pond

Year Built: 1998

MLS: C7491357

Listed By: KW PEACE RIVER PARTNERS

Resort living at it's finest in this Kensington style home in the gated golf course/active resort of highly desired Kings Gate, a 55+ community. This true 3 bedroom home being sold FULLY FURNISHED (with a few exceptions) offers one of the best views in all of Kings Gate. A very EXPANSIVE view of the 7th & 8th hole with large pond can be enjoyed from the house, the lanai, or the PAVER PATIO. Several updates throughout - ROOF 2019, HWH 2024, Exterior painted in

2002, AC 2015 and whole house re-plumbed in 2023 (needs painting touch up) along with updated kitchen featuring granite counters, soft close cabinets and SS appliances, garage has rubberized floor. Step inside this home and you'll find the guest bedrooms and gorgeous guest bathroom down a hall to the right - the large living room with sliding door access to the lanai and that AWESOME view. The kitchen offers an enormous amount of space and options on how to set up - along with an island providing plenty of cabinet and counter space. The kitchen area also offers slider access to the lanai with that view - and just outside the lanai is a generous size paver patio. The tiled lanai runs the length of the home with access from kitchen, living room, and master bedroom - and features real windows (not acrylic). The master bedroom is in the back right of the home with his/her closets, and dual vanity sinks. The laundry room has two access points - one with pocket door. And if you haven't been to Kings Gate before - you're going to love the options for activity (Olympic style heated swimming pool and spa, tennis courts, pickle ball, lawn bowling, shuffle board, bocce, horseshoes, gym, billiards, library, euchre, bingo, bridge, Texas hold em, poker, mahjong and more). The onsite Lions Den restaurant and bar is super convenient and also offers Tuesday night Karaoke and monthly trivia contests. Many residents love the fact that they are just a golf cart ride away from the Winn Dixie shopping plaza that provides you access to grocery store, drug store, bank, restaurants and shopping. Want to explore outside of Kings Gate - your minutes away from the restaurants and shops of downtown Punta Gorda and Fisherman's village. And if you want to explore more of Florida's fun spots you're near I75 to quickly head north or south. An AWESOME home with a SENSATIONAL view in a PREMIER gated community NEEDS to be on your short list. Call today for a private showing and a golf cart tour of the community/amenities.