

**48 COLONY POINT DRIVE, Punta Gorda, FL, 33950**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 1 Half

Square feet: 2846 A/C & 4197.00 Total

Neighborhood: Punta Gorda Isles, PGI Old Sailboat, Punta Gorda

Prior Taxes: \$ 17,941

Water View: Bay/Harbor - Partial, Canal

Year Built: 2006

MLS: C7491338

Listed By: COMPASS FLORIDA

ONE OF THE BEST SAILBOAT LOCATIONS IN PUNTA GORDA ISLES BOASTING 2-MINUTE ACCESS TO CHARLOTTE HARBOR LEADING TO THE GULF OF MEXICO! This exquisite home provides stunning views of the bay and mesmerizing sunsets from the front porch plus intersecting canal views and great sunrises while enjoying your morning coffee on the lanai. Boating enthusiasts will

appreciate the 80' of waterfrontage, concrete seawall with dock, 12,000 lb. and 6,000 lb. boat lifts, and additional lift for a kayak, along with shore power connection and water at the dock. Experience luxury waterfront living at its finest in this custom-built home by Tim Towles featuring 3 bedrooms, 3.5 bathrooms, and a 2-car oversized garage. This elegant residence offers a total of 2,846 sf of living area and the interior is adorned with upgraded design features, soaring ceilings, zero-corner slider and a gas fireplace, creating a warm and inviting ambiance. The open floor plan seamlessly connects the living room with a separate dining room, while the kitchen is a chef's delight, featuring a 5-burner gas cooktop, built-in double oven, stainless appliances, granite, wood cabinetry with pull-out drawers, breakfast bar, and a wine chiller. The primary suite offers lanai access, a California closet, and a luxurious ensuite with dual Decolav semi-recessed sinks, soaking tub, and large walk-in shower. The guest suite also provides lanai access and a private bath with a walk-in shower, which conveniently serves as a pool bath. The second floor presents a large loft room that can be utilized as an office, den or media room and offers full harbor views and access to a balcony. Step outside to discover an expansive covered lanai, screened heated pool and spa with propane fireballs and a Dolphin fountain plus a fully equipped summer kitchen. The property also features a new metal roof, impact windows and sliders, 2-zone A/C, convenient circular driveway and lush tropical landscaping. Nestled in a popular golf and boating community, this home is just minutes from the Yacht Club, Fishermen's Village, and the historic downtown area of Punta Gorda, offering access to arts, community events, entertainment, world-class fishing, boating, fine dining, and beautiful parks, as well as easy access to the SWFL gulf beaches. Don't miss the opportunity to indulge in the ultimate waterfront lifestyle.