

# Hamptons

INTERNATIONAL



**2132 Abscott St, Port Charlotte, FL 33952**

**3 𠄎 2 𠄎**

**£300,000**

**(\$410,000)**

## Property details




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### Key features

- **Cooling: Central A/C**
- **Garage Count: 2 Car Garage**
- **Pool Description: Pool**
- **Sewer: Public**
- **Water: City Water**

### Attributes

-  **Swimming pool**
-  **Garage**
-  **Near to beach**

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## Description

THIS WATERFRONT POOL HOME IS A MUST-SEE IN PORT CHARLOTTE! This charming waterfront pool home offers the perfect blend of comfort, style, and outdoor living. With over 2,120 sq. ft., this split floor plan features 3 bedrooms, 2 bathrooms, and a bonus room that could easily be converted into an additional bedroom if needed. Upon entering, you'll find the home bright and airy. Numerous windows and a skylight enhance the beautiful parquet wood flooring, creating a warm and welcoming ambiance. The spacious living area flows seamlessly into the kitchen, which features granite countertops, newer state-of-the-art stainless steel appliances, an ice maker, and a water cooler. A convenient pass-through window to the pool and patio area makes entertaining friends and family effortless. Three separate sliding glass doors provide easy access to the pool area. The screened enclosure and vinyl fencing add extra privacy. The generously sized 14' x 28' swimming pool includes a newer screen enclosure, pool heater, timer, and pool pump, all replaced in 2022. Just outside the pool area is your private dock on the Niagara Waterway freshwater canal-perfect for fishing enthusiasts or simply lounging by the peaceful water. The primary suite offers a spacious retreat with a large walk-in closet and a bonus room (currently used as a music studio) that could serve as an office, library, or den. The two guest bedrooms are located on the opposite side of the home, ensuring privacy for family and visitors, with convenient access to the second full bathroom. Additional updates include a new shingle roof in 2022 and fresh interior and exterior paint, providing peace of mind for years to come. The circular driveway adds convenience, and the oversized 2-car garage includes steel overhead storage racks and two separate workshop areas. This home is centrally located in Port Charlotte with easy access to I-75, hospitals, restaurants, shopping, and recreational amenities. Just 6 miles to Downtown Punta Gorda and Downtown Port Charlotte, and only 20 miles to Englewood Beach! This exceptional home offers the perfect combination of tranquility and convenience. Make it your dream home with your own personal updates. Don't miss your chance to experience the best of Florida living-call today to schedule your private showing!

























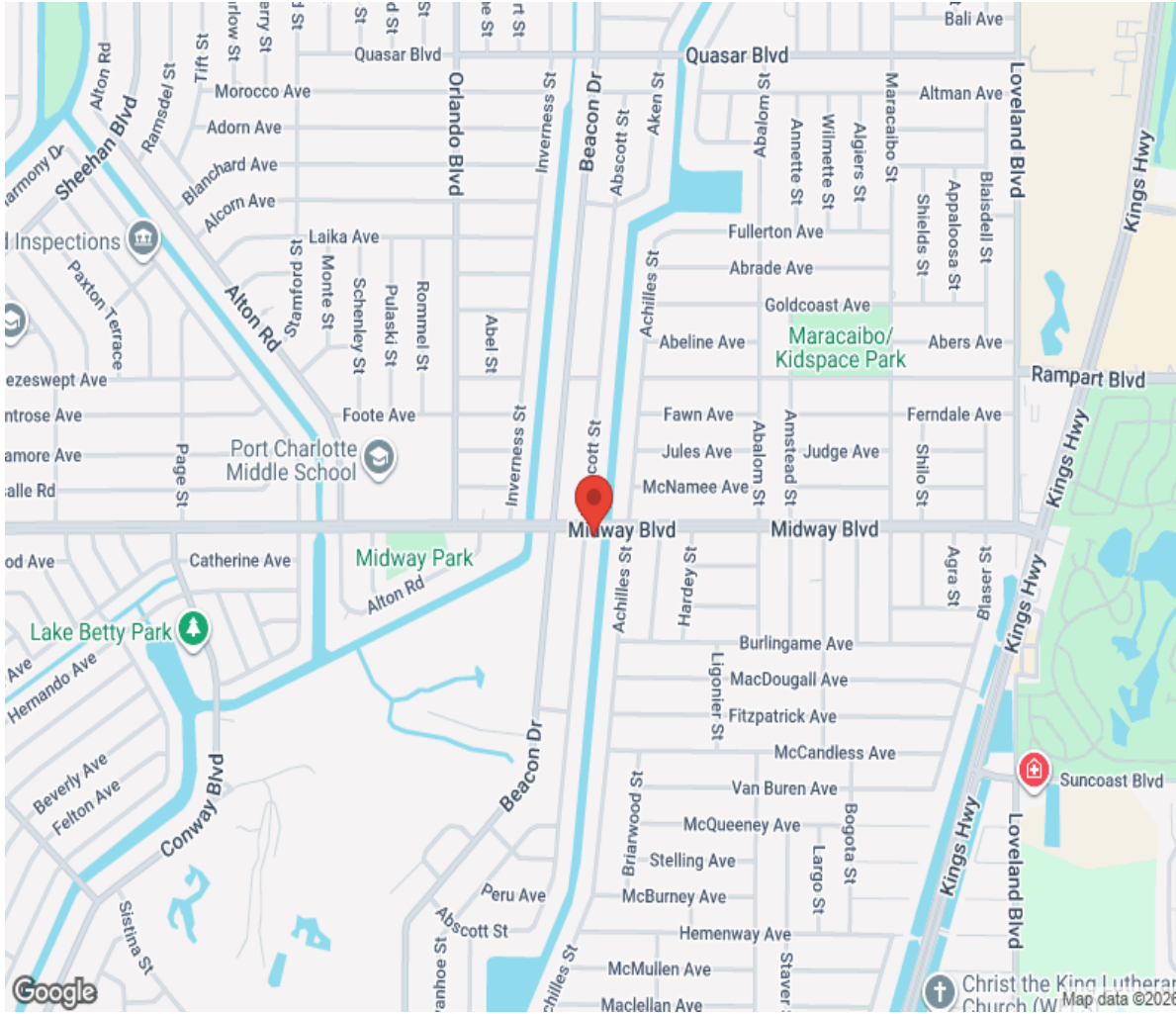








# Location



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