

Hamptons

INTERNATIONAL



10640 Ayear Rd, Port Charlotte, FL 33981

3  3 

£520,000

(\$699,000)

Property details



Key features

- **Garage Count:** 2 Car Garage
- **Views:** Water
- **Pool Description:** Inground
- **Area Amenities:** Area Boat Ramp
- **General:** Window Treatments

Attributes

 **Swimming pool**

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Description

This waterfront home offers breathtaking, unobstructed views across the serene Santa Cruz Canal to a designated preserve area, ensuring privacy and tranquility. Abutting sailboat waters, this property provides the ideal setting for waterfront living. Upon arriving, you're greeted by a pristine white vinyl fence that runs from the front down both sides of the home, leading to the spacious lanai. Step through double doors into a tiled entryway, where natural light pours in through the transom above, illuminating the soaring cathedral ceiling. The expansive open floor plan flows seamlessly between the kitchen, dinette, and great room, creating an inviting and airy space perfect for both everyday living and entertaining. The kitchen-dinette combo features rectangular tile floors, a convenient pantry, breakfast bar, and all essential appliances. The adjacent great room is carpeted and opens up through sliders, inviting in fresh air and sunlight, enhancing the light, bright ambiance of the home. For privacy, two guest bedrooms are tucked away behind a pocket door, creating a quiet retreat. One of these rooms boasts an ensuite bath with a shower stall, single vanity, and serves as the pool bath with convenient access from the lanai. The second guest bath, located in the hallway, features a single vanity and a combo tub/shower unit. The spacious primary bedroom, located on the opposite side of the home, is a private sanctuary with two sets of sliders leading directly to the lanai and pool area. The suite also offers his-and-her walk-in closets and an ensuite bath with a double vanity, separate tub, and shower, all accented with wall to wall carpet. Step outside to discover your own private oasis—an oversized heated pool (approximately 36' x 12') with a cool deck that promises comfort underfoot. The lanai (22' x 11') and pool area are screened, ensuring peaceful enjoyment of the beautiful views and refreshing breezes. At water's edge, a two-tiered dock (26' x 6') with dual boat lifts (40K lbs & 6K lbs) awaits your watercraft, making this home a true boater's dream. The canal waters also flow through the property's sprinkler system, keeping your landscaping lush and vibrant year-round. Recent upgrades include a new pool pump, irrigation pump, and water heater all replaced in 2025, and a new roof installed in 2022. With several airports in southwest Florida nearby, as well as a wealth of dining, hiking and biking trails, and Gulf Coast beaches, this location provides both convenience and recreation. The area is renowned for world-class tarpon fishing and abundant outdoor activities. This is a great opportunity to own a waterfront property that blends comfort and privacy with nature's beauty. Bring your vision to life and start living the waterfront lifestyle you deserve.











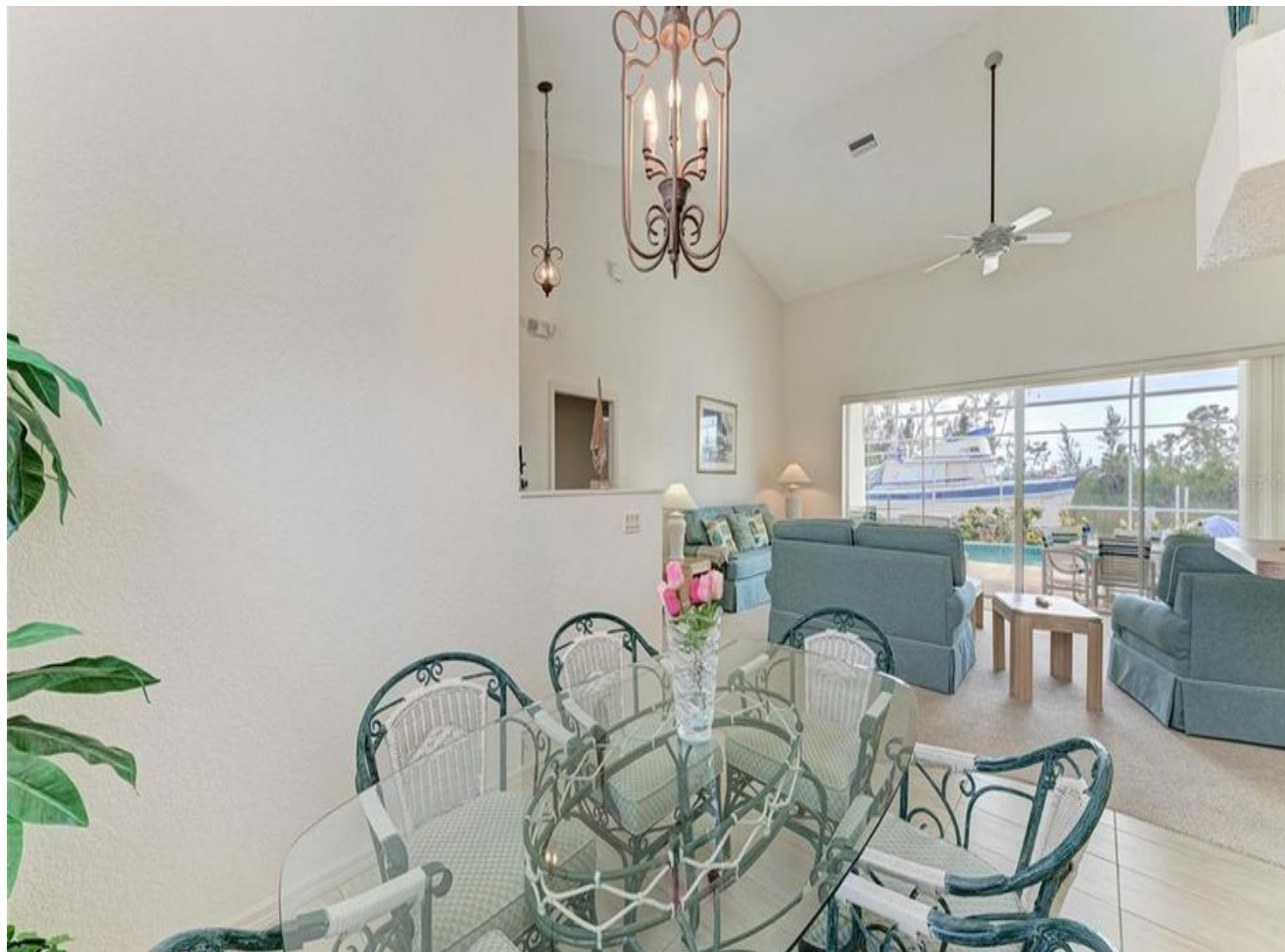


























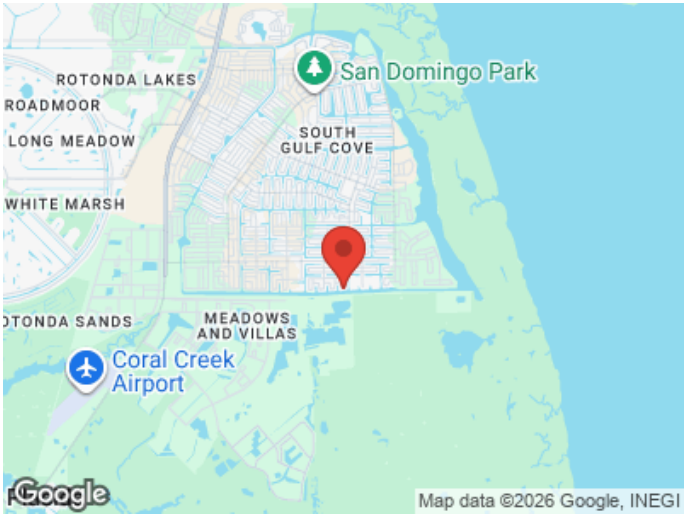
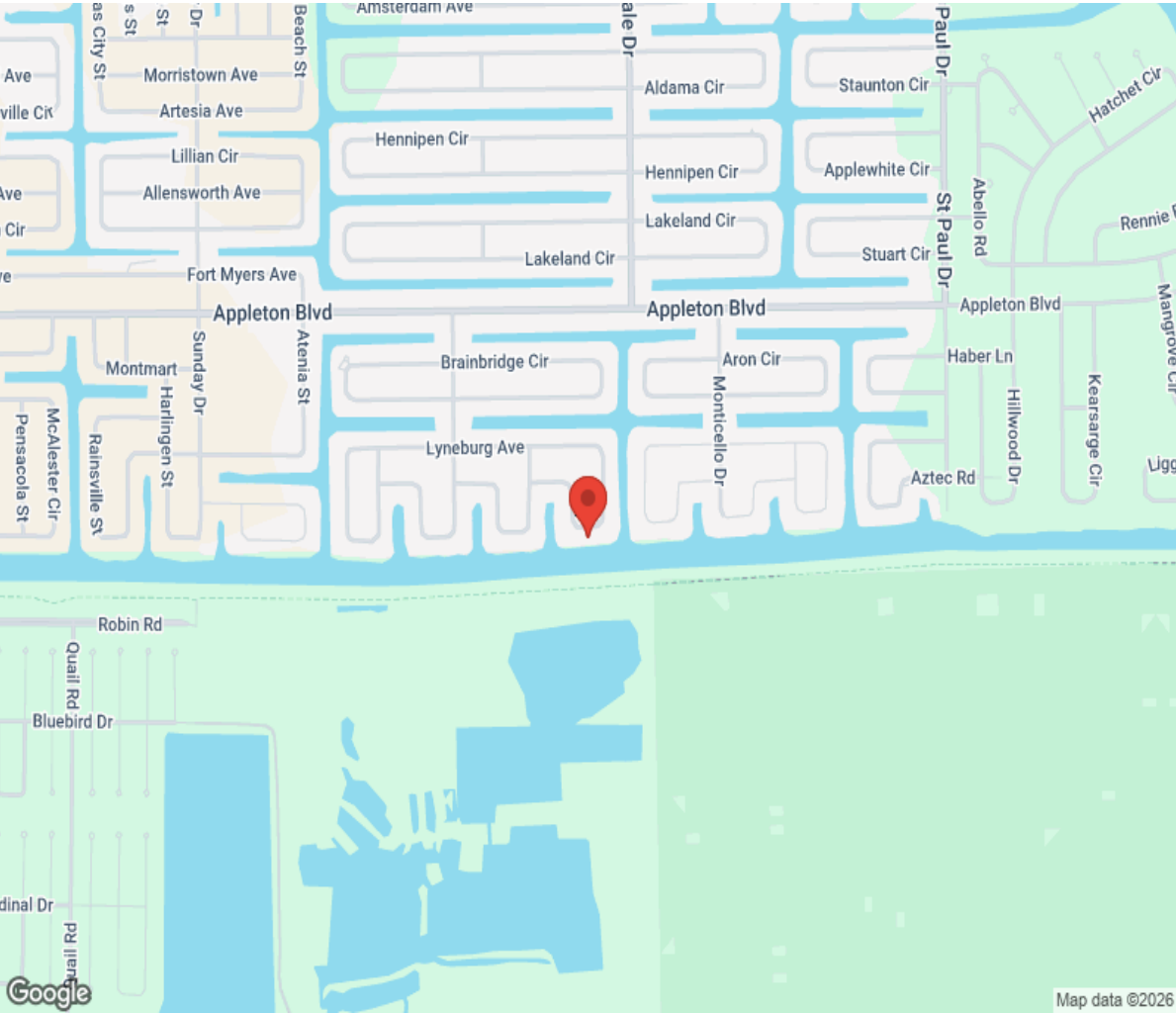








Location



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