

Hamptons

INTERNATIONAL



9294 Panama Circle, Port Charlotte, FL 33981

3  2 

£640,000

(\$850,000)

Property details



Key features

- **Cooling:** Central A/C
- **Garage Count:** 3 Car Garage
- **Pool Description:** Pool
- **Sewer:** Public
- **Special Program:** Global Luxury

Attributes

-  **Swimming pool**
-  **Garage**
-  **Refurbished**

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Description

BOATER'S PARADISE! Built in 2023, this upgraded Gulf-access waterfront residence offers the ultimate Southwest Florida lifestyle with a private dock, pool, and access to open water. Offering 3 bedrooms, 2 baths, a dedicated office, and 2,146 square feet, this home features a desirable split-bedroom floor plan. The private primary suite occupies its own wing of the home, while two guest bedrooms and the guest/pool bath are situated on the opposite side, with a pocket door that provides extra privacy for guests or family members. A widened paver driveway, new St. Augustine sod, and tropical landscaping create outstanding curb appeal. The landscaping is supported by a versatile irrigation system that allows the owner to utilize either a dedicated irrigation meter or canal water, providing potential savings on water usage. The chef-inspired kitchen is beautifully appointed with upgraded appliances, including a smart refrigerator with an integrated entertainment screen, an upgraded dishwasher, a range, and a custom ceiling-height vent hood, along with a beverage refrigerator, unfinished granite countertops, solid-wood soft-close custom cabinetry, abundant storage, and an open-concept design ideal for entertaining. Pocketing impact-rated sliding glass doors open the great room and kitchen to the lanai, creating seamless indoor-outdoor living. The primary en-suite retreat features sliding glass door access to the lanai with a custom blackout blind. The en-suite bath features dual shower heads and a rainfall shower. This home offers a dedicated office providing the perfect space for working remotely, hobbies, or a quiet retreat. Outdoor living takes center stage with an extended lanai, panoramic screen enclosure, outdoor kitchen with built-in beverage refrigerator, outdoor shower, and an automated heated pool and spa system with waterfall feature. An electronic remote-controlled hurricane screen encloses the lanai for added protection and secure storage during storms or extended absences. Built with both comfort and peace of mind, the home features impact-rated windows and sliding glass doors, a whole-home Generac generator powered by dual 250-gallon propane tanks, integrated smart-home technology, and polyurethane spray-foam insulation for enhanced energy efficiency and climate control. Additional storm protection includes an electronic roll-down hurricane shutter at the front entryway. Architectural details include 10-foot ceilings throughout, and the foyer, great room, office, primary suite, and lanai feature custom tray ceilings, upgraded interior doors, transom windows, and abundant recessed lighting. Boaters will appreciate the extended composite dock and covered 10,000-pound boat lift. Extending farther into the canal, the dock provides improved access during low-water conditions while maximizing enjoyment of this exceptional Gulf-access location. Additional upgrades include backyard fencing, an epoxy-coated garage floor, garage storage ceiling-Furniture is racking system, utility tub, new irrigation pump, and custom Bahama shutters throughout. Located in South Gulf Cove, residents enjoy parks, sidewalks, an optional HOA, and no mandatory association fees. Offered at a highly competitive price, given its extensive upgrades, newer construction, Gulf access, and exceptional boating amenities, this waterfront home represents outstanding value in today's market.

































































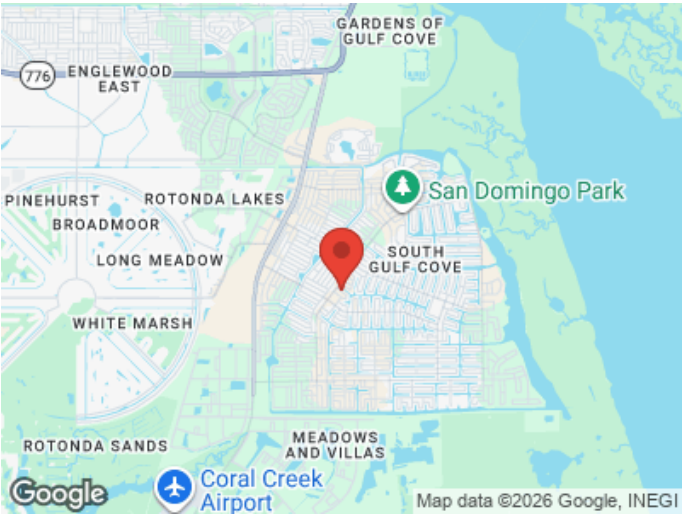
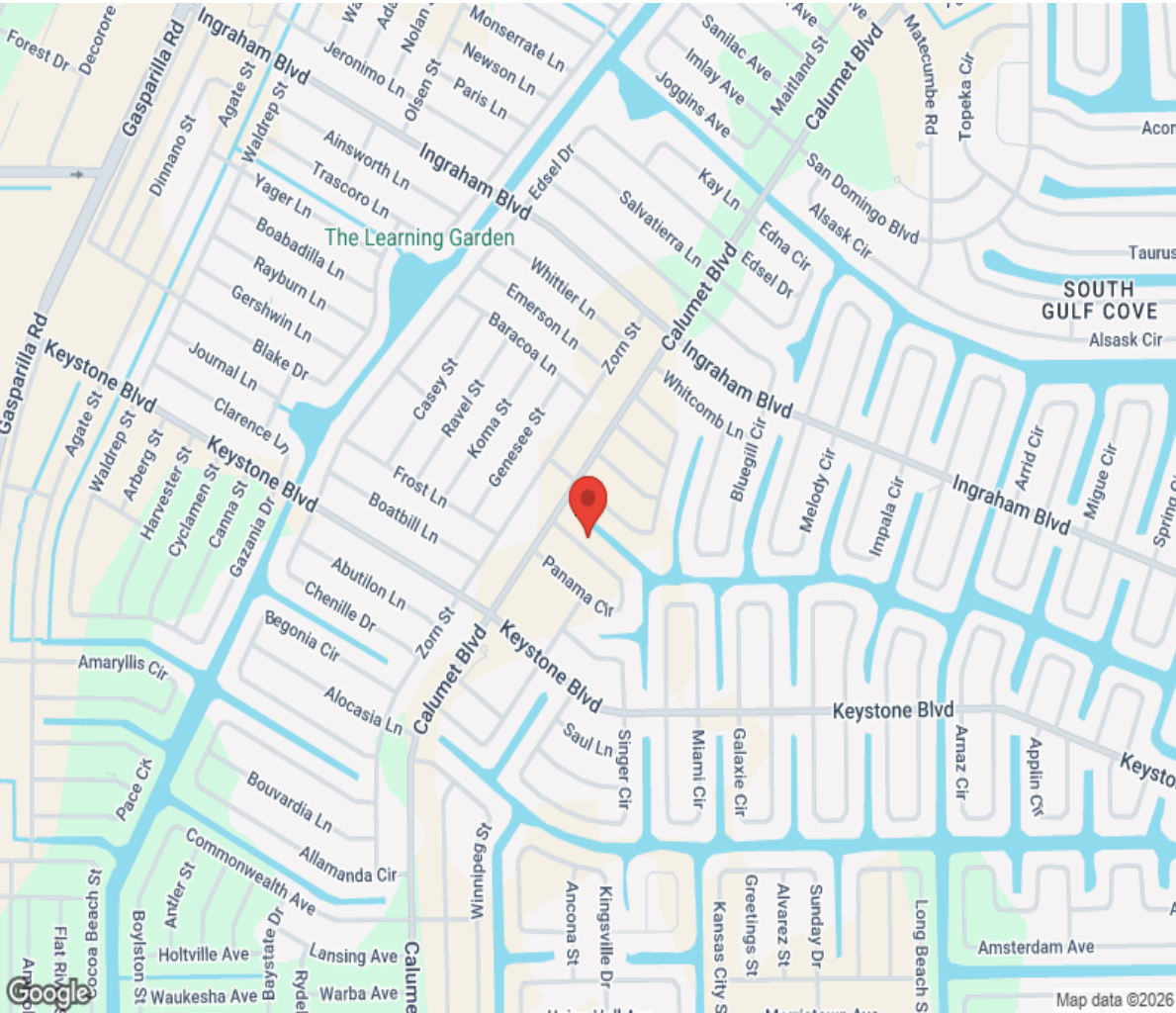








Location



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