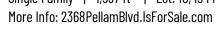


## 2368 Pellam Blvd, Port Charlotte, FL 33948

Beds: 3 | Baths: 2 Full, 1 Half

MLS #: C7507668

Single Family | 1,597 ft<sup>2</sup> | Lot: 10,454 ft<sup>2</sup>





Hillary Niver 585-689-3976 hillaryniver@michaelsaunders.com http://hillaryniver.michaelsaunders.com/



## Michael Saunders & Company.

Sales Office 101 Taylor Street Punta Gorda, FL 33950 (941) 639-0000

## \$410,000









## Remarks

WATERFRONT PARADISE ON THE PELLAM WATERWAY! This beautifully renovated 3-bedroom, 2.5-bath pool home offers the perfect blend of Florida lifestyle and modern comfort. Step into a spacious, light-filled layout that has been thoughtfully updated throughout from flooring and fixtures to the stylish kitchen and bathrooms. Enjoy your own private oasis with a huge resort-style pool that was completely renovated within the last 3 years. Major updates include a new roof in 2023, pool heater in 2024, and pool pump in 2022, offering peace of mind for years to come. The fully fenced backyard features a 10,000lb boat lift with access to the Pellam Waterway perfect for boating enthusiasts. Whether you're looking for a fulltime residence, vacation getaway, or a short-term rental (with proven income history), this property checks all the boxes. There's also an option to purchase turnkey, making it truly move-in ready and a one year Home Tech Service Warranty is being offered as well for extra piece of mind. Don't miss your chance to own a slice of paradise in Port Charlotte!

