

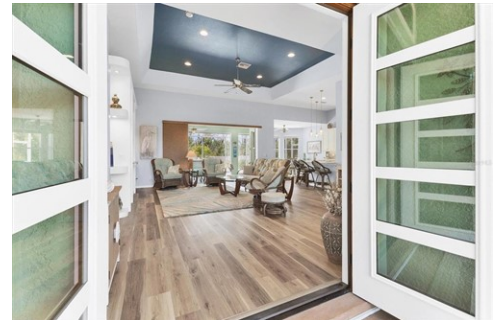


\$ 549,500



10082 Army Cir, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6141397
- » Single Family | 2,014 ft² | Lot: 10,454 ft²
- » More Info: 10082ArmyCir.IsForSale.com



Marcia Cullinan

941.662.5878

marciacullinan@michaelsaunders.com

<http://marciacullinan.michaelsaunders.com>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sales Office

1200 S McCall Rd
Englewood, FL 34223
(941) 473-7750



Remarks

"SELLERS ARE MOTIVATED!!" Enjoy this beautiful pool home in the popular waterfront community of South Gulf Cove, with miles of waterways leading to the Charlotte Harbor and the Gulf. Built in 2007, this lovely 2014 sq ft 3-bedroom + den home sits on an oversized corner lot that is beautifully landscaped and maintained. The spacious screened front patio features a lovely double hurricane-impact front door, definitely a WOW! Enter the spacious great room with 12 ft ceilings and a multi-paned sliding glass door that opens nearly the entire wall. Feel cozy and safe with Impact windows and doors on the front of the home, electric roll down screen for the back patio, and shutters for the rest. The home has a 2022 roof, 2024 Carrier AC, newly resurfaced pool with epoxy-coated deck and epoxy coated garage flooring. The kitchen and primary bath are beautifully updated with stone counters and wood cabinets. The primary suite has a nice-size walk-in closet and a large en-suite bathroom with double entry Roman walk-through shower with a designated tankless water heater. The 2 guest bedrooms are both large enough for king size beds! You have an additional bonus room which is super comfortable as an extra sitting room, office or even a dining room, although the kitchen

