

\$450,000 - 15507 Aqua Circle, PORT CHARLOTTE

D6138260

\$450,000

3 Bedroom, 3.00 Bathroom, 2,259 sqft
Residential on 0 Acres

PORT CHARLOTTE SEC 093, PORT CHARLOTTE, FL

Welcome to Aqua Circle, one of the premium streets in South Gulf Cove, with million+ dollar waterfront homes along the Zephyr and Aqua waterways surrounding this one-owner GEM! This well-maintained 2006 Schroeder-Built home features nearly 3300 Square feet of indoor and outdoor living spaces, NEW ROOF (2023) NEW Water Heater (2024) and full hurricane accordian shutter protection. This home has a Screened Front Porch as well as Full Screen Enclosure on Lanai and Pool Deck, providing more enjoyable outdoor experiences both day and night. Step inside to discover this thoughtful floor plan! The Foyer, Formal Living Room with 8' Pocketing Sliders and Formal Dining Room with Coffered Ceilings and arched window will greet you upon entry, inviting you to enjoy pool and nature views. The open floor plan allows a comfortable flow to the Kitchen with Island, sunny Breakfast Nook with aquarium windows and generous Family Room, making family gatherings and entertaining with friends a breeze. The kitchen is equipped with lots of storage, Bar Height seating at the Island, stainless steel appliance package, double bowl sink, Corian countertops, and a tile backsplash, as well as Breakfast nook with aquarium window and access door to the pool deck. And the Family Room is oriented with backyard views, and features fully pocketing sliding doors and an arched Transom window for natural light. The desirable 3-bedroom split plan offers both comfort and privacy for



owners and guests. Retreat to the tranquil Primary Bedroom with generous floor and closet space, TRAY CEILING with fan, Sliders to Lanai, En-suite bathroom with Dual Sinks, Garden Tub, Tiled Shower and separate water closet. The two additional bedrooms with ceiling fans and built in closets are thoughtfully situated for maximum privacy, and share a Hall bath and Linen Closet. Outside, the South Facing backyard with tropical foliage is a true highlight. You'll enjoy a 10'x24' covered lanai with two NEW Ceiling Fans, Roman-style swimming Pool with Medallion embellishment, Pool half Bath and full Screen Enclosure. Dip into your sparkling pool or lounge on the pool deck, all while enjoying the serene surroundings. The New Roof with 50 Year architectural shingles, plus gutters and easy-to-operate accordion shutters provides peace of mind and enhances the home's curb appeal. The Laundry Room is equipped with Washer/Dryer upper and lower cabinets and a convenience Drop Zone just inside the Garage Door. The 3 Car Garage features electric garage door openers, pull down stairs for easy attic access, reinforced Overhead Doors, Subpanel for generator hookup, and exterior service door to outside. Live the Florida Lifestyle! South Gulf Cove is a Gulf Access Waterfront community featuring more than fifty miles of navigable waterways, accessible via the Public Boat Ramp at South Gulf Cove Park. There are several other community gathering places like the Learning Garden, Linear Park, and San Domingo Park with waterfront views, fitness stations, and a small covered pavilion. The Optional HOA is only \$120 per year, and gives access to the Clubhouse and recreation area. Conveniently located close to the island of Boca Grande, Englewood Beach, Punta Gorda and Venice, and an easy commute to regional and international airports. Don't miss your chance to own this well-built pool home in the

highly desired Section 93 South Gulf Cove~
Schedule a showing today!

Built in 2006

Essential Information

MLS® #	D6138260
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,259
Acres	0.23
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	15507 Aqua Circle
Area	Port Charlotte
Subdivision	PORT CHARLOTTE SEC 093
City	PORT CHARLOTTE
County	Charlotte
State	FL
Zip Code	33981

Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking	Driveway, Garage Door Opener, Other
# of Garages	3
View	Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Split Bedroom, Tray Ceiling(s), Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating	Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Rain Gutters, Sliding Doors
Lot Description	Near Golf Course, Near Marina
Roof	Shingle
Foundation	Slab

School Information

Elementary	Myakka River Elementary
Middle	L.A. Ainger Middle
High	Lemon Bay High

Additional Information

Date Listed	September 27th, 2024
Days on Market	240
Zoning	RSF3.5

Listing Details

Listing Office	Exp Realty Llc
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