
$449,900
SINGLE FAMILY RESIDENCE
17356 Gulfspray CIR
17356 Gulfspray Circle, Port Charlotte, Florida, 33948, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**225058568**
Bedrooms	**3**
Building size	**3329 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

NEW PRICE — $449,900! Spacious waterfront home offering 2,853 square feet, dock, boating access and a new 2025 roof. An exceptional opportunity for the buyer looking for waterfront living with room to personalize and add value. Waterfront living in Southwest Florida! Discover this unique custom home offering exceptional square footage and excellent boating access – just one bridge to Charlotte Harbor, leading to all the barrier islands & Gulf adventures. Envision 2,853 square feet of living space, complemented by an additional 8’ x 44’ enclosed porch where expansive windows provide the backyard views of the Gulfspray Waterway. Brand-new roof installed in 2025 and a newly installed A/C system are additional benefits. Flexible designed floor plan flows seamlessly, featuring a welcoming living room, dining room, a custom-designed kitchen, a comfortable family room, and a bright Florida room. Retreat to the spacious primary bedroom and bath, while guests enjoy a separate wing with two more bedrooms and a second bathroom. Convenience is key with an inside laundry room, and the wonderful back enclosed porch overlooks a peaceful backyard and your own private dock. Freshly painted and move-in ready, this home in a desirable area of waterfront residences offers the benefit of public water and sewer. Embrace the Southwest Florida lifestyle with easy access to the stunning Gulf beaches of Boca Grande, Englewood, Venice, and Sarasota. This is a year-round haven for boating enthusiasts, beach lovers, pet friendly parks, nature explorers, and golfers and enjoyment of

all that Charlotte County offers with the small-town appeal of Punta Gorda and community events ranging from thrilling air shows and boat races to exciting fishing tournaments. Welcome to Port Charlotte, Florida, where your waterfront living dreams become a reality.
