

$265,020

TOWNHOUSE

17323 Peregrine WAY

17323 Peregrine Way, Punta Gorda, Florida, 33982, United States

FGCMLS

Property Details

Type	**Townhouse**
MLS #	**2026039511**
Bedrooms	**3**
Building size	**1648 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

The Washington gives you more room to spread out without giving up the best address in Babcock Ranch. Set in Townwalk, just steps from Founder's Square and right next to the new B Street district, this townhome combines extra space with true walk-to-everything convenience. Offering 1,648 sq ft with 3 bedrooms, 2.5 bathrooms, and a full 2-car garage, the Washington has room for two vehicles, or one car plus a golf cart, bikes, kayaks, beach gear, and storage. It's a rare combination in a downtown setting and a big reason the Washington is one of the most popular plans at Townwalk. Step outside and you're moments from Founder's Square, the lakefront heart of Babcock Ranch. This is where the town gathers, with live music at the band shell, food truck nights, splash fountains for cooling off, lakeside restaurants, and seasonal festivals and holiday celebrations throughout the year. Right next door, B Street is transforming downtown into a vibrant destination. This new mixed-use district will bring a lively collection of restaurants, bars, boutiques, fitness and wellness, arts, music, and nightlife, plus new office space and apartment homes, all designed around walkable streets and green space. Picture walking to dinner with friends, browsing local shops on a Saturday, and strolling home under the lights after an evening out. The lifestyle extends throughout Babcock Ranch, with 50 miles of trails for walking and biking, kayaking and canoeing on Lake Babcock, public golf at Babcock National, and parks and greenways woven through the town. Publix, a drive-thru pharmacy, and

everyday services are close by at Crescent B Commons, with even more shopping, dining, and urgent care at The Shoppes at Yellow Pine. Townwalk also carries the lowest HOA in all of Babcock Ranch, making this walkable, solar-powered lifestyle more attainable than ever. Babcock Ranch is an open, connected hometown rather than a gated community, located just east of Fort Myers off State Road 31. More garage, more space, and the best location in town. Come see the Washington in person at the Townwalk model center.
