
$535,000
SINGLE FAMILY RESIDENCE
17724 Corkwood Bend TRL
17724 Corkwood Bend Trail, Punta Gorda, Florida, 33982, United States
SWFLAMLS

## Property Details

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|---|---|
| Type | **Single Family Residence** |
| MLS # | **226023214** |
| Bedrooms | **5** |
| Building size | **4202 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **4.5** |
| Floor | **2** |
| Exterior | **Block** |
| Interior | **Carpet** |

## Description

Experience refined living in this exceptional two-story Majestica residence, ideally situated within the Trails Edge neighborhood of Babcock Ranch. Built in 2019, this home encompasses 3,286 square feet with five bedrooms, four-and-a-half baths, a spacious second-floor loft and a three-car garage. The soaring two-story great room welcomes you with abundant natural light and an open, inviting atmosphere. The kitchen serves as the heart of the home, featuring granite countertops, natural gas cooking, generous cabinetry and storage, a stylish backsplash and a charming breakfast nook. Upstairs, a spacious, flexible loft space overlooks the great room below, creating an ideal media room, study or additional living space. Thoughtfully prepared for its next owner, the home showcases fresh interior paint and new carpet throughout the bedrooms and second-floor living areas. Additional appointments include tile flooring throughout the main living areas, dual air conditioning systems, a tankless water heater, natural gas to the kitchen cooktop and laundry dryer, manual hurricane shutters, abundant storage options, an electric vehicle charging outlet and an extended driveway providing generous parking for family and guests. The screened and covered paver lanai overlooks an expansive greenbelt, creating a peaceful backdrop with exceptional privacy and no home directly behind. Ideally just moments from neighborhood schools, Founder's Square and Babcock Ranch's outstanding amenities, the home offers exceptional convenience for everyday living. Lawn

maintenance, high-speed internet and cable services are included in the HOA, along with resort-style pools, fitness facilities, miles of trails, dining, shopping and year-round community events. Life at Trails Edge is defined as much by its sense of community as it is by the home itself. Welcoming neighbors, nearby trails, expansive green spaces and convenient access to neighborhood schools create an inviting environment for enjoying an active outdoor lifestyle. Thoughtfully prepared and move-in ready, this exceptional Majestica allows its next owner to begin enjoying everything Babcock Ranch has to offer immediately, without the wait for new construction or the expense and effort of post-closing improvements. Combining timeless design, remarkable flexibility and an exceptional location, this is a rare opportunity to own one of Trails Edge's desirable homes.

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