

ATTACHED

44400 Palm Frond DR

44400 Palm Frond Drive, Punta Gorda, Florida, 33982, United States

Property Details

Type	**Attached**
MLS #	**2026046037**
Bedrooms	**2**
Building size	**2057 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

BEST PRICE !! BEST VIEW !! Enjoy your morning coffee on the south-facing lanai, where palm trees frame a WIDE LAKE VIEW and the WATER FOUNTAIN feature is right in your backyard, close enough to hear THE BEAUTIFUL RELAXING WATER SOUNDS. This spotless villa in gated Palmetto Landing at Babcock Ranch pairs a standout waterfront setting with thousands in thoughtful upgrades, and it’s PRICED TO SELL! Inside, wood-look tile floors, 8-foot doorways, and thick quartz countertops throughout give the home a clean, polished look. The kitchen features a modern subway tile backsplash, under cabinet lighting that are switch-controlled and gas stove/oven. This home comes with the entire SMART HOME SYSTEM that controls front door lock, ring doorbell camera and 5 SMART LIGHT SWITCHES that include outdoor carriage lights, two hallway lights and master bedroom lighting. BE SMART with this SMART high tech HOME, it's so easy... just use your phone to manage the Simply Safe security system, front door lock, smart thermostat, garage door controls, and the light switches from anywhere in the world. A customized laundry room makes efficient use of space with an upgraded NEW stackable Electrolux washer and gas dryer. Four ceiling fans already installed with remote controls. A beautiful dining room chandelier, and an oversized lanai fan make it ready to move in with comfort and style. ALL IMPACT HURRICANE WINDOWS provide peace of mind with blinds on all windows. This unit also has the concrete block separation wall extending to the roofline provided

sound proof between the units and increased firewall. Important UV light in the air handler has been added after closing to prevent mold and - the tank-less hot water heater - dryer and range ALL RUN ON GAS. NEVER WORRY ABOUT A NEW ROOF or PAINTING THE OUTSIDE, because its ALL INCLUDED IN the low HOA fees with resort-style amenities, right in the gated community of Palmetto Landing making every day feel like vacation. Swim laps, cool off in the community pool, enjoy the splash pad, or head to the clubhouse for a workout or a game of billiards right up the street within your neighborhood. Then come home to your own favorite spot overlooking the lake, with the relaxing sound of the fountain in the background. Enjoy living in Babcock Ranch, America's first entirely solar-powered town, with access to multiple community pools and 100 miles of nature trails. Enjoy the convenience of living just a golf cart ride from farmers' markets, Concerts, the gym, the spa, grocery stores, health care, shopping, and so much to do, with hundreds of clubs and activities planned every month. Babcock Ranch is a top master planned community and was featured on CNN and 60 Min for not losing any power or internet after Hurricane Ian made a direct hit . Beautiful parks and amenities let you experience SW Florida at its finest! Come live a better life at Babcock Ranch!
