



\$ 444,000



3403 Montgomery Dr, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6135983
- » Single Family | 1,801 ft<sup>2</sup> | Lot: 20,038 ft<sup>2</sup>
- » More Info: [3403MontgomeryDr.IsForSale.com](http://3403MontgomeryDr.IsForSale.com)



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#### Remarks

POOL home on DOUBLE LOT in GULF COVE . Surround yourself with sunshine and water in this 1-OWNER custom home built in 2004. What did the owner focus on? Double entry doors to a massive open great room space with high ceilings. A wall of sliding glass doors from the living area to the extra-large screened lanai and pool area, offering a place for sun AND shade, AND an excellent space to watch the SUNSET! A 2.5 over-sized garage, to include a golf cart/motorcycle garage door/space AND convenient access to the private OUTDOOR SHOWER. Popular SPLIT floor plan offering privacy. Spacious 20x14 primary suite with access to the pool by sliding glass door, both a walk-in AND a built-in closet, walk-in tiled shower, soaking tub AND private commode area. Large kitchen and dinette area with breakfast bar, walk-in pantry and access to the pool. The home has a new roof in 2023 and new carpet in the bedrooms, and HURRICANE SHUTTERS. There's even a walk-in storage closet out back for your pool and yard items! The location offers serenity and privacy in a quiet, safe, friendly waterfront neighborhood. The Owners Association is optional but does give you an opportunity to use the private boat ramp. for a low annual fee. No deed restrictions. so park your boat in your driveway or next to your

