



\$ 639,900



2555 Dixon Ter, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6138382
- » Single Family | 1,697 ft² | Lot: 9,999 ft²
- » More Info: 2555DixonTer.IsForSale.com



Marcia Cullinan
 941.662.5878
marciacullinan@michaelsaunders.com
<http://marciacullinan.michaelsaunders.com>

Michael Saunders & Company
 LICENSED REAL ESTATE BROKER

Sales Office
 1200 S McCall Rd
 Englewood, FL 34223
 (941) 473-7750

Remarks

High & Dry!! It's time to live the waterfront lifestyle! This 3 bedroom / 2 bathroom, nearly 1700 sf under air POOL home with DOCK and BOAT LIFT is calling your name! Enjoy high ceilings, tile throughout and the favored "split floor plan", offering you and your guests nice privacy. The living/dining combo with separate family room and spacious covered, screened patio provides plenty of room for relaxation and socializing. The kitchen is the center of the home, of course, and offers stone counter tops, a breakfast bar, and closet pantry. Right around the corner is your interior laundry room with washer & dryer (included) and utility/"slop sink." The solar heated pool with paver deck is glorious, and overlooks your dock, 6000 lb boat lift and canal waterway. Throw a line out back from your 80 ft concrete seawall and catch snook, redfish, snapper and more, while keeping an eye out for the passing dolphin or manatee. You have quick access to the Myakka River, Charlotte Harbor and the Gulf of Mexico. The home is storm-ready, sitting high, with impact windows/doors and hurricane shutters, as well as a newer roof. The home is equipped with a heat pump AC, a heat numn water heater. solar heated nool with temnerature control. and a variable sneed inverter high-efficiency nool numn. all designed to be

