



\$ 675,000



2516 Dixon Ter, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6137266
- » Single Family | 1,579 ft<sup>2</sup> | Lot: 10,454 ft<sup>2</sup>
- » More Info: [2516DixonTer.IsForSale.com](http://2516DixonTer.IsForSale.com)



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Remarks

3 bedroom WATERFRONT Home with DIRECT ACCESS to the GULF of MEXICO! \* Hurricane windows / sliding glass doors / garage door \* 2022 Entire home RE-PLUMBED \* 2021 AC with 10 yr warranty \* 2015 Shingle Roof \* Heated SPOOL (Spa / Pool) \* 6000# boat lift \* DOCK with water & electric \* WORKSHOP \* FRESHLY PAINTED exterior & interior \* Beautiful tropical landscaping \* Kitchen and Baths REMODELED \* PLANTATION SHUTTERS \* This 1986 built home has been lovingly cared for by the present owner for the past 24 years. 24 years of fun on the water boating and kayaking, fishing for snook / redfish and shark from the dock, watching dolphin and manatee swim by, and floating in the pool under the sunshine. Most everything has been updated so you don't have anything to worry about except enjoying your new home in paradise. Gulf Cove is a friendly waterfront community situated along the Myakka River which leads to the Harbor and Gulf; One high bridge (El Jobean), but otherwise there are no barriers, just straight out to blue water! The home is a typical Florida split floor plan with the primary suite on one side and 2 guest bedrooms and full bath on the other. The primary suite has access to the lanai by sliding glass doors, and has both a built-in AND a customized walk-in closet. Both

