



\$ 1,400,000



2998 Montgomery Dr, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6143928
- » Single Family | 2,422 ft² | Lot: 20,038 ft²
- » More Info: 2998MontgomeryDr.IsForSale.com



Marcia Cullinan

941.662.5878

marciacullinan@michaelsaunders.com

<http://marciacullinan.michaelsaunders.com>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office

684 S. Indiana Ave

Englewood, FL 34223

(941) 473-7750

Remarks

This 5-year young, high-end custom waterfront home offers an exceptional blend of luxury, durability, and coastal lifestyle. Centered on 2 lots, across 0.46 acres, the home provides 2,422 square feet of air-conditioned living space and a total of 4,181 square feet under roof. With direct Gulf access, the property is a boater's dream—featuring a 10,000-pound covered boat lift and a spacious composite dock complete with a fish cleaning station. Inside, soaring ceilings, 8' shaker-style three-panel doors, multiple pocket-sliding glass doors and expansive windows flood the home with natural light, creating a bright, open atmosphere that feels both grand and inviting. The gourmet kitchen is equipped with a high-end KitchenAid appliance package including a gas cook top, separate built-in ice maker, stone countertops, gorgeous wood cabinetry with high-end trim, and a massive island perfect for entertaining. The fully tiled living space include three spacious bedrooms plus a versatile den or office, ideal for both remote work and guest accommodations. The saltwater pool and spa are enhanced by elegant fountain features and a lovely sun deck, complimented by travertine flooring both across the entire lanai as well as dockside. Impact-resistant, hurricane-rated doors, windows, and

