



\$ 475,000



6964 David Blvd, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6143492
- » Single Family | 2,031 ft² | Lot: 15,246 ft²
- » More Info: 6964DavidBlvd.IsForSale.com



Yvonne Wolf

941.855.1566

yvonnewolf@michaelsaunders.com

<http://YvonneWolf.michaelsaunders.com>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office

684 S. Indiana Ave

Englewood, FL 34223

(941) 473-7750

Remarks

Under contract-accepting backup offers. Welcome to 6964 David Blvd – Lakefront Living in the Desirable Lake Marlin Community! Located in an X flood zone. This beautifully maintained 3-bedroom, 2-bath pool home offers breathtaking lake views and is perfectly situated directly on Lake Marlin. Enjoy Florida living at its finest with a screened inground pool, spacious covered lanai, and tranquil water views right from your backyard. Inside, the home features a thoughtfully designed, open-concept floor plan with numerous updates, including: Modern kitchen with quartz countertops, pantry, induction cooktop with hood, and under-cabinet lighting, Freshly painted interior, Central vacuum system, 2.5-car attached garage and extended driveway for additional parking. Major upgrades and improvements include: Standing seam metal roof (Installed 12/2022 by Epic Roofing), HVAC system (Installed 2024 by Abbott Air), Pool cage (Installed 2019 by Absolute Aluminum), Pool resurfaced 2 yrs ago, Generac whole-house generator (Replaced in 2021) with 500-gallon buried LP tank (Installed 2011 by AmeriGas), EV charging station, Accordion hurricane shutters on all windows and electric roll-down hurricane shutter at the front entrv. Pool numn (Renlaced 2018 hv Pool Sharks). Pool heater- (Completed 2015

