



\$ 289,400



25188 Marion Ave Apt A206, Punta Gorda, FL 33950

- » Beds: 3 | Baths: 2 Full
- » MLS #: 225034939
- » Condominium | 1,550 ft²
- » More Info: [25188MarionAveAptA206.IsForSale.com](https://www.zillow.com/homedetails/25188-Marion-Ave-Apt-A206-Punta-Gorda-FL-33950/25188MarionAveAptA206.IsForSale.com)



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Remarks

BREATHTAKING WATERFRONT VIEWS, 3 BEDROOMS, 2 BATHS, AND A PRIVATE BALCONY OVERLOOKING THE SAILBOAT FRIENDLY CANAL THAT RESIDENTS CAN DOCK AT FOR FREE / FIRST COME FIRST SERVE BASIS THIS IS FLORIDA LIVING AT ITS FINEST! Step into a spacious second-floor end unit located in the highly desirable gated community of Emerald Pointe in Punta Gorda. Inside, you'll find an open layout with tile flooring throughout the main living areas and large sliding glass doors that lead out to a private balcony where you can relax and take in the peaceful water views. Emerald Pointe offers an impressive array of amenities designed for both relaxation and recreation. Enjoy three heated swimming pools, five lighted tennis courts, pickleball courts, a well-equipped fitness center, billiards room, and a vibrant clubhouse hosting a variety of social events. For boating enthusiasts, the private marina includes boat slips with sailboat access to Charlotte Harbor as well as dry storage, boat ramp, and a fish cleaning station. Charlotte Harbor is one of Florida's premier destinations for boating and fishing, with abundant snook, redfish, and tarpon. Plus quick access to the Gulf of Mexico. Kayakers and paddleboarders will love exploring the nearby mangroves and scenic waterways.

