

## Residential Customer Report



### General Information

**List Price:** \$497,300  
**MLS#:** 223044406  
**Address:** 16315 MINORCA DR  
 PUNTA GORDA, FL 33955  
 BS01 - Burnt Store  
**GEO Area:**  
**County:** Charlotte  
**Status Type:** Resale Property  
**List Price/Sqft:** \$224.62  
**Property ID:** 422329406004  
**Approx. Living Area:** 2,214  
**Approx.Total Area:** 2,931  
**Building Design:** Single Family  
**Potential Short Sale:** No  
**Virtual Tour URL:** <https://www.tourfactory.com/3086894>

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**Status:** Active (06/19/23)

**Property Class:** Residential  
**Subdivision:** BURNT STORE VILLAGE  
**Development:** BURNT STORE VILLAGE  
**Furnished:** Unfurnished  
**Bedrooms:** 3 Bed  
**Baths:** 3 (2 1)  
**Den/Flex:**  
**Year Built:** 2006  
**Foreclosed REO:** No

### Detailed Property Information

#### Property Information:

3BR/2.5BA pool home is located in the deed restricted community of Burnt Store Village. Spacious open floor plan features cathedral ceilings, tiled main living areas, plus a formal living room & family room. Sliding glass doors from both the living & family rooms open to the covered lanai & cool deck that surrounds the swimming pool. Inside you'll find raised panel cabinetry & work surfaces that make for an easy kitchen to work in. Raised breakfast/entertaining bar separates the kitchen from the living & formal dining rooms, plus a convenient dining nook is a nice place for casual pool side dining. French doors in the master suite open onto the pool deck while a handy pool bath in the lanai will keep wet feet out of the house. Master bath offers large enclosed shower, soaking tub, dual sinks, private commode. Brand new roof!

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**Ownership:** Single Family  
**Lot Size:** .22 (acres) / 9,583 (sqft)  
**Cable:** Yes

**Pets:** No Approval Needed

**Pets - Max. Weight:**  
**Pets - Max. Number:**  
**Pets - Breed Limits:**  
**Pets - Other Limits:**

75x120x93x115

**Guest House L.A.:**  
**Guest House Desc:**  
**Elementary School:**  
**Middle School:**

**Flooring:** Carpet, Tile  
**Cooling:** Ceiling Fans, Central Electric  
**Kitchen:** Pantry

**Approx. Lot Size:**  
**Gulf Access Type:** Single Hung  
**Windows:** Stucco  
**Exterior Finish:** Non-Gated

**View:** Landscaped Area  
**Private Pool:** Yes/Below Ground, Concrete  
**Private Spa:** No

**Community Type:**  
**Golf Type:**  
**Floor Plan Type:** Split Bedrooms  
**Heating:** Central Electric  
**Gas YN:** No

**Amenities:** Basketball, Community Park, Play Area  
**Bedroom:** Master BR Ground  
**Dining:** Breakfast Bar, Eat-in Kitchen

**Gas Description:**

**Equipment:** Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer  
**Exterior Features:** Outdoor Shower, Patio

**Interior Features:** Cable Prewire, Foyer, Internet Available, Pantry, Smoke Detectors, Vaulted Ceiling, Walk-In Closet

**Master Bath:** Dual Sinks, Separate Tub And Shower

**Additional Rooms:** Family Room, Laundry in Residence, Screened Lanai/Porch  
**Parking:** Driveway Paved

**Road:**  
**Restrictions:** Deeded  
**Security:**

**Storm Protection:** None

### Unit/Bldg Information

**Building #:**  
**Total Floors in Property:** 1  
**Total Building Floors:**  
**Unit Floor:**  
**Units in Building:** 1  
**Garage:** Attached  
**# Garage Spaces:** 2  
**Units in Complex:** 0  
**Building Style:** Florida  
**Construction:** Concrete Block  
**Roof:** Shingle  
**Elevator:** None  
**Carport:**  
**# Carport Spaces:** 0

**Builder Product:** No  
**Builder Name:**

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### Lot Information

**Waterfront:** No  
**Gulf Access:** No  
**Canal Width:** None  
**Rear Exposure:** W  
**Sec/Town/Rng:** 29/42/23  
**Legal Unit:** 0  
**Subdivision #:** PGI  
**Zoning:**  
**Listing Broker:** Atlantis Realty Group Inc.  
**Legal Desc:** PGI 016 0327 0003 PUNTA GORDA ISLES SEC16 BLK327 LT 3 691/1650 2160/1801 2395/1364 3040/4 CT3439/495 3479/1404 3668/1118 3860/923 CT4121/1351 4183/898 4222/222 4254/1111

**Waterfront Descrip.:** None  
**Boat/Dock Info:** None  
**Water:** Central  
**Sewer:** Central  
**Irrigation:** Other  
**Lot Description:** Regular  
**Lot:** 3  
**Block/Bldg:** 327

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### Room Information

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
Bedroom	10 x 10	Dining Room	12 x 12	Master Bedroom	20 x 15	Living Room	20 x 15
Bedroom	10 x 10	Kitchen	10 x 10	Family Room	14 x 16		

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**Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.**

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