



\$ 2,449,000



12438 Prather Ave, Port Charlotte, FL 33981

- » Beds: 4 | Baths: 4 Full, 1 Half
- » MLS #: D6142722
- » Single Family | 3,825 ft² | Lot: 16,988 ft²
- » More Info: 12438PratherAve.IsForSale.com



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Remarks

Introducing "River Breeze at Paradise Point" – the whimsical name of this breathtaking property, affectionately bestowed by the current owners. This stunning waterfront estate, stretching across 0.39 acres, is perched along the Myakka River with quick access to Charlotte Harbor and a 30-minute boat ride to the Gulf. It's every boater's dream to the best fishing in Southwest Florida, featuring 185 feet of concrete seawall, a 167-foot captain's walk, and a 2023 metal-roofed boathouse with a 16,000 lb remote-controlled boat lift. Enjoy dolphin, manatee, and bald eagle sightings, or cast a line for record snook, world-renown tarpon, and redfish—all from your backyard. The home offers 3,825 sq ft of living space and a spacious, well-organized 1,327 sq ft 4+ car garage with 10.5-foot ceilings. Inside, the soaring 20-foot foyer with a sweeping staircase leads into a bright music room with 12-foot bamboo tray ceiling, and an entertainer's dream kitchen featuring a massive quartz island, updated cabinetry, stainless appliances, and three built-in dishwashers. The kitchen flows seamlessly into the dining and bar areas and out to a 56-foot screened patio and extended lanai—perfect for year-round indoor-outdoor living. Step out to the heated saltwater pool, surrounded by open-air lounge space ideal for

