



\$ 275,000



1415 Columbian Dr, Punta Gorda, FL 33950

- » Beds: 3 | Baths: 2 Full
- » MLS #: C7519216
- » Single Family | 1,680 ft<sup>2</sup> | Lot: 9,810 ft<sup>2</sup>
- » More Info: [1415ColumbianDr.IsForSale.com](http://1415ColumbianDr.IsForSale.com)



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#### Remarks

New Metal Roof and a Long Southern Water View That Defines the Setting – This waterfront home, remediated following Hurricane Milton, offers a unique opportunity for a new owner to restore and reimagine the property. Its waterfront setting provides the foundation to create a personalized coastal retreat while maximizing the location and water access. Positioned along a saltwater canal, the home captures an extended, open water view that creates a sense of depth, space, and visual calm. With a desirable southern exposure, the backyard and main living areas benefit from consistent natural light throughout the day, enhancing both the interior spaces and the outdoor living environment. A new metal roof provides an important structural update and adds value as you plan future improvements. This upgrade immediately sets the tone for a property that offers strong fundamentals while allowing room for thoughtful restoration and customization. Inside, your eye is drawn straight through the living space to a dramatic wall of glass sliders that spans the entire back of the home. This design creates a seamless connection between indoor and outdoor living and places the water view front and center. The long canal perspective feels open and private, with the southern exposure keeping the space

