



\$ 699,400



415 W Marion Ave, Punta Gorda, FL 33950

- » Beds: 5 | Baths: 2 Full
- » MLS #: 225056572
- » Single Family | 1,840 ft² | Lot: 11,761 ft²
- » More Info: [415WMarionAve.IsForSale.com](https://www.415WMarionAve.IsForSale.com)



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Remarks

A RARE & BEAUTIFUL GEM IN THE HEART OF HISTORIC DOWNTOWN PUNTA GORDA - THIS 1926 HOME IS BURSTING WITH CHARACTER, MODERN UPDATES, AND UNMATCHED LOCATION! Welcome to the iconic "Yeager House," a 5 Bedroom, 2 Bath residence set on a corner double lot-bordered by one paved road and one charming brick street-in Punta Gorda's cherished historic district. Inside, original hardwood floors, charming built-ins, a cozy living room fireplace, and a wide front porch all capture the soul of the 1920s while offering the comfort of extensive modern upgrades. Major upgrades in 2024 include a fully updated electrical system to current code, with a new main panel and subpanels for the 2nd floor and garage. Importantly, the new wiring has been encapsulated-offering added protection against moisture and potential storm impacts. 2 brand-new HVAC units and a new pool heater were installed and raised on platforms for storm protection, along with all new ductwork on the first floor. The kitchen was completely renovated in 2024 and features GE stainless steel appliances including a stove, granite countertops, a deep stainless sink with restaurant-style faucet, and luxury vinyl plank flooring. The downstairs bathroom, remodeled in 2019, includes a large tiled walk-in shower with

