

\$201,250 - 16 Alligator Avenue, PUNTA GORDA

MLS® #C7515688

\$201,250

2 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.11 Acres

WINDMILL VILLAGE, PUNTA GORDA, FL

Nestled in the sought-after 55+ community of Windmill Village, this waterfront gem is a true diamond in the rough, offering serene views overlooking Alligator Creek. This 2005 Champion model home features 1,193 square feet of thoughtfully designed living space, including 2 bedrooms and 2 bathrooms. The open-concept layout highlights a spacious kitchen with ample storage, dual sinks, and seamless flow into the living and dining areas. Step outside to the lanai and enjoy peaceful water views or head to the 7x15 composite dock to fully embrace waterfront living. The home is built with a concrete sill around the base for added durability. A carport accommodates two cars, while additional parking is available on the paver area next to the house, offering convenience for guests or extra vehicles. With its prime location, charming features, and room for personalized updates, this home provides a wonderful opportunity to create your dream retreat in this welcoming, active community. Plus, the HOA of \$230.00 covers water, sewer, trash, grass maintenance, common area upkeep, and road maintenance, ensuring a hassle-free lifestyle for residents. Don't miss your chance to experience the comfort and convenience of waterfront living in this meticulously maintained home at Windmill Village! This active lifestyle community features two private marinas, boat ramp, trailer storage yard, horseshoe pits, shuffleboard, bocce ball, billiards, indoor pickleball, a large community



center and many clubs catering to your hobby interests. The Pavilion by the heated pool offers an area for holding gatherings. Punta Gorda was voted "1 Best Small Place to Live" by Money Magazine and Forbes. Purchase price does not include \$20,285 for Buy-In Share and Bond, which is refunded when you sell. Don't miss the opportunity to make this thoughtfully upgraded and beautifully maintained home in Windmill Village yours! Schedule your showing today-this is your paradise.

Built in 2005

Essential Information

MLS® #	C7515688
Price	\$201,250
Sold Price	\$175,000
Date Sold	October 21st, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,193
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Manufactured Home
Status	Sold

Community Information

Address	16 Alligator Avenue
Area	Punta Gorda
Subdivision	WINDMILL VILLAGE
City	PUNTA GORDA
County	Charlotte
State	FL
Zip Code	33950

Amenities

Amenities	Clubhouse, Fence Restrictions, Gated, Pickleball Court(s), Pool, Shuffleboard Court
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat
Appliances	Dryer, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Furnished	Unfurnished

Exterior

Exterior Features	Lighting, Sliding Doors
Roof	Shingle
Foundation	Crawlspace

Additional Information

Date Listed	October 2nd, 2025
Days on Market	8
Zoning	MHP
HOA Fees	260
HOA Fees Freq.	Monthly

Listing Details

Listing Office	SELLSTATE VISION REALTY
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