

1052 SHEEHAN BOULEVARD PORT CHARLOTTE FL 33952

https://candiscarmichael.com



Beautifully maintained 2-bedroom, 2-bath single-family home situated on just under a quarter-acre lot with no HOA, no CDD, and not in a flood zone! This move-in ready property features hurricane impact windows throughout, a bright and updated kitchen with granite countertops and modern cabinetry, and an insulated garage door with a brand-new garage door opener [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1523 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8470950



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8470950>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1523 sq ft

**Year built:** 1986

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10111 sq ft

**SubdivisionName:** PORT CHARLOTTE SEC  
051

**GarageSpaces:** 2

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## Location Details

**Township:** 40S

**Elementary School:** Neil Armstrong Elementary

**High School:** Port Charlotte High

**Road Surface Type:** Paved

**Middle Or Junior School:** Port Charlotte  
Middle

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## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Carpet, Ceramic Tile, Linoleum

**Patio And Porch Features:** Covered, Front Porch, Rear Porch, Screened

**Attached Garage YN:** Yes

**Exterior Features:** Other

**Utilities:** Cable Available

**Sewer:** Septic Tank

**Heating:** Central

**Appliances:** Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 051

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 402211128006

**Direction Faces:** West

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,460

**Tax Legal Description:** PCH 051 3225 0006 PORT CHARLOTTE SEC51 BLK3225 LT 6 324/156 781/1740 781/1744 814/2179 DC1940/1812-EF PR06-1626-CJF 3040/1181 3105/444 3105/446 3463/2129 3542/2041 3542/2042 3707/773

**Tax Lot:** 6

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## Rooms



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Room type	Level
Kitchen	First
Living Room	First
Dining Room	First
Primary Bedroom	First
Bedroom 2	First

## Amenities & Features

**Waterfront available:** No **GarageYN:** Yes

**AttachedGarageYN:** Yes **FireplaceYN:** No

**PoolPrivateYN:** No **Cooling:** Central Air

**ExteriorFeatures:** Other **Utilities:** Cable Available

**Features:** Ceiling Fans(s) **Amenities:** Dryer, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Go Direct, Lock Box Electronic,  
ShowingTime



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