

# 1074 MARCUS STREET PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



Short Sale. No need to wait on new construction—this home is move-in ready and absolutely gorgeous! Welcome to a beautifully designed 3-bedroom, 2-bath home in highly desirable Port Charlotte. It offers modern features, an open layout, and plenty of indoor and outdoor space—ideal for families, seasonal residents, or anyone looking for a fresh start in [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1445 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7518407



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/C7518407>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9999 sq ft

**SubdivisionName:** PORT CHARLOTTE SEC 051

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1445 sq ft

**Year built:** 2020

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 40S

**Road Surface Type:** Paved

**Elementary School:** Neil Armstrong Elementary

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

**High School:** Port Charlotte High

## Property Features



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**Interior Features:** Cathedral Ceiling(s), Eat-in Kitchen, Open Floorplan, Solid Surface Counters, Window Treatments

**Flooring:** Laminate

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Electric Water Heater, Range, Range Hood, Refrigerator

**Laundry Features:** None, Other

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

**Sewer:** Septic Tank

**Heating:** Electric

## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 051 **Parcel Number:** 402211129008

**Levels:** One

**Property Attached YN:** Yes

**Direction Faces:** West

**Foundation Details:** Crawlspace

**Construction Materials:** Block, Vinyl Siding

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

**Property Condition:** Completed

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$739

**Tax Legal Description:** PCH 051 3224 0009 PORT CHARLOTTE SEC51 **Tax Lot:** 9  
BLK3224 LT 9 318/50 921/1176-77 UNREC DOC 2473/1520 2625/575  
TD4228/1920

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	21x13	First	13	21
Dining Room	18x13	First	13	18
Primary Bedroom	14x13	First	13	14
Bedroom 2	10x13	First	13	10
Bonus Room	10x13	First	13	10
Kitchen	9x10	First	10	9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Cathedral Ceiling(s), Eat-in Kitchen, Open Floorplan, Solid Surface Counters, Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

**Amenities:** Electric Water Heater, Range, Range Hood, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Vinyl Siding

**Parking:** Driveway, Garage Door Opener

**Heating:** Electric

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Other, See Remarks



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