

# 1108 AMPLE AVENUE PORT CHARLOTTE FL 33948

<https://candiscarmichael.com>



Very nice home with lots of updates Kitchen, Baths, Fans and update flooring to name a few. This 2 bedroom 2 bath home is close to Shopping, Restaurant's, Medical facilities and entertainment. The kitchen boasts granite counters, Island for additional working space for the chef in the family, Split bedrooms for privacy, Open floor plan [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1304 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRC7513711



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/C7513711>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1304 sq ft

**Year built:** 1976

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10000 sq ft

**SubdivisionName:** PORT CHARLOTTE SEC 023

**GarageSpaces:** 1

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## Location Details

**Township:** 40S

**Road Surface Type:** Paved

**Elementary School:** Meadow Park Elementary **Middle Or Junior School:** Murdock Middle

**High School:** Port Charlotte High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Ceramic Tile, Laminate

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Electricity Connected, Water Connected

**Sewer:** Septic Tank

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

**Laundry Features:** In Garage

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** French Doors, Rain Gutters

**Window Features:** Skylight(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 023

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 402217379010

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,753

**Tax Legal Description:** PCH 023 0733 0006 PORT CHARLOTTE SEC23 BLK733 LT 6 311/577 DC1200/518 DC1204/9 PR92-233 1220/660 1221/90-91 1273/792 PR03-712-EJL DC2228/840-EL 2235/1216 2328/339 2315/1555-56 CT3542/983 3573/781 4689/682 4858/1268

**Tax Lot:** 6

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## Rooms



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| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Balcony/Porch/Lanai | 10x10      | First | 10     | 10    |
| Bedroom 2           | 12x14      | First | 14     | 12    |
| Dining Room         | 11x9       | First | 9      | 11    |
| Living Room         | 19x13      | First | 13     | 19    |
| Kitchen             | 11x14      | First | 14     | 11    |
| Primary Bedroom     | 18x22      | First | 22     | 18    |
| Florida Room        | 23x15      | First | 15     | 23    |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Skylight(s)

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** French Doors, Rain Gutters

**Features:** Ceiling Fans(s), Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box  
Electronic, See Remarks, ShowingTime



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