

1199 BEACON DRIVE PORT CHARLOTTE FL 33952

https://candiscarmichael.com



Welcome to this beautifully maintained 3-bedroom, 2-bath home located in desirable Port Charlotte—where peaceful waterfront living meets everyday comfort. Nestled along a serene freshwater canal and located in the highly sought-after X flood zone, this property offers both scenic beauty and peace of mind, with no flood insurance required by lenders. Enjoy gorgeous backyard views [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1588 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7518469



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7518469>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1588 sq ft

Year built: 1986

SubdivisionName: PORT CHARLOTTE SEC 051

GarageSpaces: 2

Date added: Added 2 days ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 11121 sq ft

View: Pool, Trees/Woods, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 40S

Road Surface Type: Asphalt

Elementary School: Kingsway

Middle Or Junior School: Port Charlotte Middle

High School: Port Charlotte High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Luxury Vinyl, Tile

Pool Private YN: Yes

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Window Features: Shutters

Vegetation: Mature Landscaping, Oak Trees

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

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

Laundry Features: Inside

Pool Features: Gunite, In Ground, Screen Enclosure

Waterfront Features: Canal - Freshwater

Attached Garage YN: Yes

Exterior Features: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Security Features: Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Water Connected

View: Pool, Trees/Woods, Water

Sewer: Septic Tank

Heating: Central, Electric

Lot Features: Oversized Lot, Paved

Property Details

Subdivision Name: PORT CHARLOTTE SEC 051

Levels: One

Direction Faces: East

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 402212156009

Property Attached YN: Yes

Number Of Lots: 1

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Community Features: Street Lights

Fees&Taxes



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Tax Year: 2024

**Tax Annual
Amount:** \$2,869

Tax Legal Description: PCH 051 3167 0008 PORT CHARLOTTE SEC51
BLK3167 LT8 265/163 805/1078 POA2239/2104 DC3083/860LMZ
PR13-1018-AZ LOA3786/74 ODH3834/427

Tax Lot: 8

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	17x18	First	18	17
Kitchen	11x11	First	11	11
Dinette	8x8	First	8	8
Dining Room	10x11	First	11	10
Primary Bedroom	15x15	First	15	15
Primary Bathroom	5x15	First	15	5
Bedroom 2	11x14	First	14	11
Bedroom 3	10x16	First	16	10
Bathroom 2	5x15	First	15	5
Foyer	7x8	First	8	7
Breezeway	3x9	First	9	3
Balcony/Porch/Lanai	30x44	First	44	30
Balcony/Porch/Lanai	10x12	First	12	10

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Smoke Detector(s)

WindowFeatures: Shutters

PoolFeatures: Gunite, In Ground, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Water Connected

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Supra Lock Box, Other, See Remarks

Occupant Type: Vacant



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