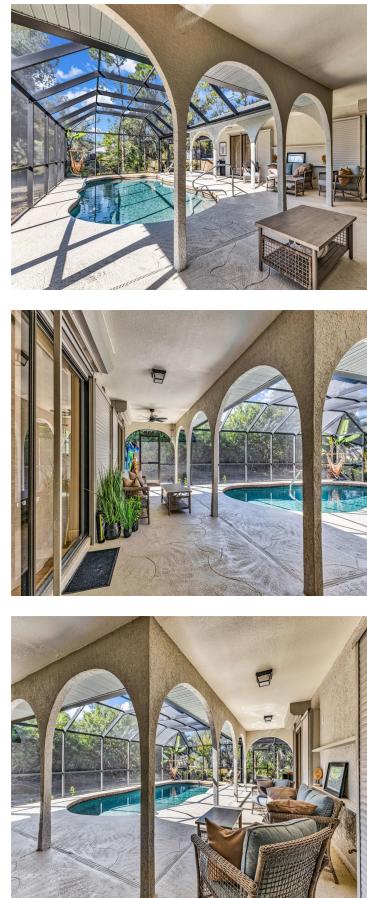


# 1199 BEACON DRIVE PORT CHARLOTTE FL 33952

<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. Situated along a serene freshwater canal and located in the highly sought-after X flood zone, this property offers both scenic views and added peace of mind, with no flood insurance required by lenders. Enjoy tranquil [...]

- 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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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 4 hours 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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Email: RealtorCandis@gmail.com



**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

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Other, See Remarks



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