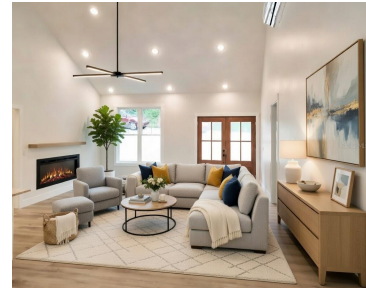


12068 KARNEY AVENUE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



\$324,900



One or more photo(s) has been virtually staged. Pre-Construction. To be built. Semi-Custom This Coastal Ranch is Located just Minutes from World Class Beaches and Fishing. This beautiful new-construction home is now available to be built in the highly sought-after Gulf Cove community (Charlotte County). Offering 3 bedrooms, 2.5 baths, and a bright, open-concept layout, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1599 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8465856



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Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8465856>

Basics

Bathrooms Full: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 1599 sq ft

Year built: 2026

SubdivisionName: PORT CHARLOTTE SEC 056

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 9999 sq ft

View: Trees/Woods

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 40S

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Dry Bar, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Tile

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

Fireplace Features: Electric

Attached Garage YN: Yes

Pets Allowed: No

Roof: Shingle

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped, Wooded

Water Source: Well

Cooling: Central Air

Furnished: Unfurnished

Accessibility Features: Accessible Approach with Ramp, Accessible Entrance

Appliances: Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Water Filtration System

Laundry Features: Corridor Access

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Yard, Sidewalk

Window Features: Aluminum Frames, Storm Window(s)

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

View: Trees/Woods

Sewer: Septic Needed

Heating: Central

Lot Features: In County, Near Golf Course, Near Marina, Oversized Lot, Private, Paved

Property Details

Subdivision Name: PORT CHARLOTTE SEC 056

Levels: One

New Construction YN: Yes

Builder Model: The Meadowview

Construction Materials: HardiPlank Type, Stucco, Frame

Property Condition: Pre-Construction

Parcel Number: 402130103014

Direction Faces: South

Builder Name: Glades & Bay Construction LLC

Foundation Details: Slab

Listing Terms: Conventional, FHA, VA Loan



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Association Information

Association YN: Yes

Community Features: Golf Carts OK, Park, Playground

Fees&Taxes

Tax Year: 2025

**Tax Annual
Amount:** \$437

Tax Legal Description: PCH 056 1935 0004 PORT CHARLOTTE SEC56
BLK1935 LT 4 569/361 3282/632 3381/1620 3857/1200 3866/230
3899/1595 TXD4972/1010 3293906

Tax Lot: 4

Green Building Info

Green Sustainability: Regionally-Sourced
Materials, Renewable Materials

Green Indoor Air Quality: HVAC Filter
MERV 8+, No/Low VOC Cabinets/Counters,
No/Low VOC Flooring, No/Low VOC
Paint/Finish, Ventilation

Green Energy Efficient: Appliances, Construction,
Doors, HVAC, Lighting, Thermostat, Water Heater,
Windows

Rooms



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Room type	Dimensions	Level
Great Room	17x16	First
Dining Room	12x12	First
Kitchen	10x12	First
Primary Bedroom	15x16	First
Primary Bathroom		First
Utility Room	9x5	First
Bedroom 2	12x10	First
Bedroom 3	12x10	First
Bathroom 2		First
Bathroom 3		First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Golf Carts OK, Park, Playground

ExteriorFeatures: Lighting, Private Yard, Sidewalk

Features: Built-in Features, Ceiling Fans(s), Dry Bar, Electric, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Aluminum Frames, Storm Window(s)

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

Amenities: Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Water Filtration System

Building Details

ArchitecturalStyle: Florida

NewConstructionYN: Yes

Heating: Central

Exterior material: Frame, HardiPlank Type, Stucco

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Private Yard

Showing Requirements: Go Direct



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