

# 1215 RIO DE JANEIRO AVENUE PUNTA GORDA FL 33983

<https://candiscarmichael.com>



Virtually Staged. Completed in 2025 and ready for immediate occupancy, 1215 Rio De Janeiro Avenue is one of the most thoughtfully finished new construction homes available in Deep Creek today. This concrete block 3-bedroom, 3-bath home offers 2,214 square feet under air, sits on city water and sewer, HURRICANE IMPACT WINDOWS AND DOORS, carries an [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2214 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4695556



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4695556>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9600 sq ft

**SubdivisionName:** PUNTA GORDA ISLES SEC 23

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2214 sq ft

**Year built:** 2025

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 40S

**Road Surface Type:** Paved

**Elementary School:** Deep Creek Elementary **Middle Or Junior School:** Punta Gorda Middle

**High School:** Charlotte High

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** PUNTA GORDA ISLES SEC 23 **Parcel Number:** 402309159002

**Levels:** One

**Direction Faces:** Northeast

**New Construction YN:** Yes

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 165

**Association Fee Frequency:** Monthly **Community Features:** Deed Restrictions, Street Lights

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$1,017

**Tax Legal Description:** PGI 023 0735 0002 PUNTA GORDA ISLES SEC23 BLK735 LT 2 809/1917 838/1444 1062/984C#91-1084 CT1185/1456 1247/15521880/529 2352/318 2939/1134 3413/2073 CD5054/1521 5054/1522

**Tax Lot:** 2

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	22x17	First	17	22
Living Room	22x21	First	21	22
Dining Room		First		
Primary Bedroom	16x13	First	13	16
Bathroom 2	11x12	First	12	11
Bedroom 3		First		
Laundry	9x18	First	18	9
Balcony/Porch/Lanai	10x9	First	9	10

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Street Lights

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

**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Combination Lock Box, ShowingTime



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