

12176 APPLEBERG CIRCLE PORT CHARLOTTE FL 33981  
https://candiscarmichael.com



Welcome to 12176 Appleberg Circle, a 2018-built retreat in Port Charlotte, known for its fishing, Gulf access, and local charm. This 3-bedroom, 2-bath home boasts a bright open floor plan beneath soaring cathedral ceilings, seamlessly connecting the kitchen, dining, and living areas. Step outside to your heated saltwater pool, framed by a paved deck and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1758 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRA4696867



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=h3Trj6ix7Fk&mls=1>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1758 sq ft

**Year built:** 2018

**SubdivisionName:** PORT CHARLOTTE SEC 095

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10018 sq ft

**View:** Pool

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 41S

**Road Surface Type:** Asphalt, Paved

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## Property Features



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THE STANDARD OF EXCELLENCE

**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Open Floorplan, Stone Counters, Vaulted Ceiling(s)

**Flooring:** Ceramic Tile

**Pool Private YN:** Yes

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Exterior Features:** Hurricane Shutters, Private Yard, Storage

**Utilities:** Cable Connected, Electricity Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Features:** Heated, In Ground, Salt Water

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**View:** Pool

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Level, Near Golf Course

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 095 **Parcel Number:** 412106252024

**Levels:** One

**Direction Faces:** North

**Builder Name:** Snyder Construction

**Foundation Details:** Slab

**Construction Materials:** Stucco

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

**Property Condition:** Completed

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,350

**Tax Legal Description:** PCH 095 5081 0012 PORT CHARLOTTE SEC 95 BLK 5081 LT 12 710/651 1332/1496 2282/431 2379/1186 4206/78 4292/1644 L/E4866/788

**Tax Lot:** 12

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## Rooms



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| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Primary Bedroom | 19x13      | First | 13     | 19    |
| Bedroom 2       | 16x12      | First | 12     | 16    |
| Bedroom 3       | 16x11      | First | 11     | 16    |
| Dining Room     | 12x12      | First | 12     | 12    |
| Kitchen         | 10x12      | First | 12     | 10    |
| Living Room     | 21x17      | First | 17     | 21    |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Hurricane Shutters, Private Yard, Storage

**Utilities:** Cable Connected, Electricity Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**PoolFeatures:** Heated, In Ground, Salt Water

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Open Floorplan, Stone Counters, Vaulted Ceiling(s)

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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