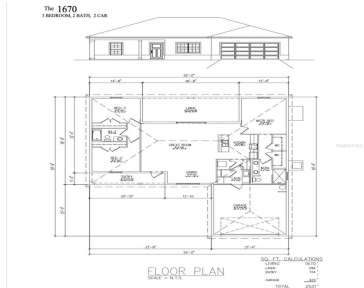


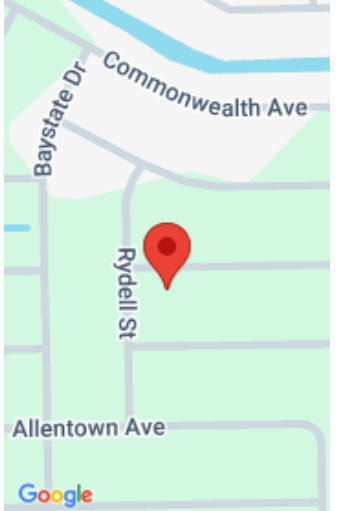
13409 WARBA AVENUE PORT CHARLOTTE FL 33981

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- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1670 sq ft



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Courtesy of

Listing Office: LPT REALTY

Office ID: MFR261016803

Status: Active

MLS ID: MFRC7490164

Description

Virtual Tour:

https://drive.google.com/file/d/1hOkYCNiTaGUmVYLKGE7IGRZEcSAmlprZ/view?usp=drive_link

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 9999 sq ft

SubdivisionName: PORT CHARLOTTE SEC 085

GarageSpaces: 2

Date added: Added 13 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1670 sq ft

Year built: 2024

ListOfficeName: LPT REALTY

ListAOR: mfrmls

Location Details

Township: 41S

Road Surface Type: Asphalt

Elementary School: Vineland Elementary **Middle Or Junior School:** L.A. Ainger Middle

High School: Lemon Bay High

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

Flooring: Ceramic Tile

Patio And Porch Features: Covered

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Florida

Water Source: Public

Cooling: Central Air

Appliances: Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Window Features: Impact Glass/Storm Windows, Low Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: PORT CHARLOTTE SEC 085

Levels: One

New Construction YN: Yes

Builder Model: 1670

Construction Materials: Block, Concrete

Property Condition: Completed

Parcel Number: 412129230002

Direction Faces: North

Builder Name: Mardon Construction Management Inc

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 120



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Fees&Taxes

Tax Year: 2023

Tax Annual Amount:
\$657

Tax Legal Description: PCH 085 4604 0009 PORT CHARLOTTE
SEC85 BLK4604 LT 9 733/598 1361/1104 4893/1538

Tax Lot: 9

Rooms

Room type	Level
Great Room	First
Laundry	First
Kitchen	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bedroom 3	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Impact Glass/Storm Windows,
Low Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available,
Cable Connected, Electricity Connected, Fiber Optics,
Phone Available, Public, Sewer Connected

Amenities: Cooktop, Dishwasher, Disposal, Electric
Water Heater, Microwave, Range

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Eat-in Kitchen, High Ceilings,
Living Room/Dining Room Combo, Open
Floorplan, Primary Bedroom Main Floor,
Solid Surface Counters, Split Bedroom,
Walk-In Closet(s)

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: Yes

Exterior material: Block, Concrete

Miscellaneous

Ownership: Fee Simple **Home Warranty YN:** Yes

Occupant Type: Vacant **Showing Requirements:** Call Listing Agent, See Remarks



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