

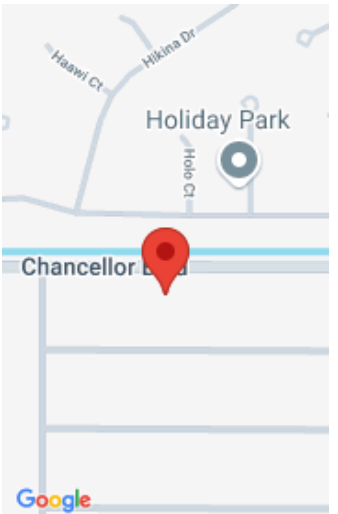
# 13497 CHANCELLOR BOULEVARD PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



Welcome to your Florida oasis at 13497 Chancellor Blvd in North Port! This charming 3-bedroom, 2-bath home offers the perfect mix of comfort and convenience, featuring recent updates and a no-fuss lifestyle. With a newer roof (2018) and a recently installed hot water tank (2019), this well-maintained property is move-in ready, making it ideal for [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1383 sq ft



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



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## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7500048

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/C7500048>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1383 sq ft

**Year built:** 2000

**SubdivisionName:** PORT CHARLOTTE SEC 038

**GarageSpaces:** 2

**Date added:** Added 6 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10000 sq ft

**View:** Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 40S

**Middle Or Junior School:** Murdock Middle

**Road Surface Type:** Asphalt

**High School:** Port Charlotte High

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Front Porch, Rear Porch, Screened

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Septic Tank

**Heating:** Central, Electric

**Lot Features:** Paved

**Appliances:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Refrigerator

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Phone Available, Sewer Connected, Street Lights, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 038 **Parcel Number:** 402105233006

**Levels:** One

**Direction Faces:** North

**Number Of Lots:** 1

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

**Property Condition:** Completed

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$2,913

**Tax Legal Description:** PCH 038 2331 0023 PORT CHARLOTTE SEC38 BLK2331 LT 23 287/486 634/1949 724/44 996/1839 1594/514 1678/1851 1847/1959 3714/103 4485/484 4986/1092

**Tax Lot:** 23



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## Rooms

Room type	Level
Bedroom 3	First
Bedroom 2	First
Primary Bathroom	First
Primary Bedroom	First
Dining Room	First
Living Room	First
Kitchen	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Phone Available, Sewer Connected, Street Lights, Water Connected

**Amenities:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Refrigerator



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Disclosures:** Seller Property Disclosure

**Showing Requirements:** Appointment Only, Lockbox



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