

**13679 DRYSDALE AVENUE PORT CHARLOTTE FL 33981**

<https://candiscarmichael.com>



Welcome to your Florida oasis! This beautifully maintained home offers peace of mind and modern comfort with a brand-new roof, new air conditioning system, New Water Heater New Leach field, Gazebo and a stunning new pool with a heater—perfect for year-round enjoyment. The interior and exterior have been freshly painted, creating a crisp, clean look [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1815 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8411231



### Call us now

Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1815 sq ft

**Year built:** 2007

**SubdivisionName:** PORT CHARLOTTE SEC 052

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

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

**View:** Pool

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 40S

**Road Surface Type:** Paved

**Road Responsibility:** Public Maintained Road **Elementary School:** Myakka River Elementary

**Middle Or Junior School:** L.A. Ainger Middle **High School:** Lemon Bay High

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Deck

**Pool Features:** Above Ground, Heated

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

**Roof:** Shingle

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Window Features:** Window Treatments

**Utilities:** Electricity Connected, Water Connected

**View:** Pool

**Sewer:** Aerobic Septic

**Heating:** Central, Electric

**Lot Features:** Cleared, In County, Level, Paved

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 052

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 402133381001

**Direction Faces:** North

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$5,802

**Tax Legal Description:** PORT CHARLOTTE SEC52 BLK1684 LT 12

**Tax Lot:** 12

## Rooms

Room type	Dimensions	Level	Length	Width
Dining Room	12x10	First	10	12
Living Room	15x16	First	16	15
Kitchen	12x11	First	11	12
Family Room	19x15	First	15	19
Primary Bedroom	16x14	First	14	16
Primary Bathroom	11x10	First	10	11
Bedroom 2	12x10	First	10	12
Bedroom 3	12x10	First	10	12
Bathroom 2	8x5	First	5	8
Laundry	6x5	First	5	6
Balcony/Porch/Lanai	24x10	First	10	24



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**WindowFeatures:** Window Treatments

**PoolFeatures:** Above Ground, Heated

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Utilities:** Electricity Connected, Water Connected

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

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Call Before Showing

**Occupant Type:** Owner



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