

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



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

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 2 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

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

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

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

Association Information

Association YN: Yes

Association Fee Frequency: Annually

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

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Call Before Showing

Occupant Type: Owner



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