

# 14118 FORT MYERS AVENUE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>

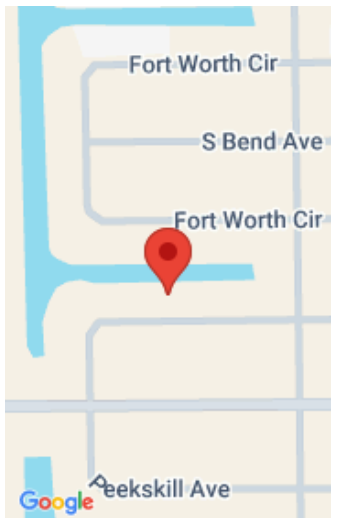


©Energy Smart Home Plans, LLC

**\$799,000**

One or more photo(s) has been virtually staged. Under Construction. Under Construction: Welcome to your brand-new, custom-built waterfront home in Port Charlotte! This stunning property offers the ultimate canal-front living experience, perfect for boating enthusiasts. The Tavernier model features 4 bedrooms, 3 baths, and a 2-car garage, designed with an open floor plan that floods [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2404 sq ft



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# Courtesy of

**Listing Office:** REALTY ONE GROUP SUNSHINE

**Status:** Active

**Office ID:** MFR260032920

**MLS ID:** MFRU8253931

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2404 sq ft

**Year built:** 2024

**ListOfficeName:** REALTY ONE GROUP SUNSHINE

**ListAOR:** mfrmls

**Date added:** Added 15 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

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

**SubdivisionName:** PORT CHARLOTTE SEC 87

**GarageSpaces:** 2

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## Location Details

**Township:** 41S

**Elementary School:** Myakka River Elementary

**High School:** Lemon Bay High

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Luxury Vinyl, Tile

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Irrigation System, Sliding Doors

**Utilities:** Electricity Available

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Waterfront Features:** Canal - Saltwater

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 87 **Parcel Number:** 412128160005

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** TAVERNIER

**Construction Materials:** Stucco

**Property Condition:** Under Construction

**Direction Faces:** South

**Builder Name:** Coastal Pointe Homes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, Owner Financing

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 120

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:**  
\$1,383

**Tax Legal Description:** PCH 087 4578 0008 PORT CHARLOTTE  
SEC87 BLK4578 LT 8 1143/432 1837/1492 2688/1008 4702/2130  
4813/1992

**Tax Lot:** 8

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x14	First	14	16
Primary Bathroom		First		
Kitchen	14x11	First	11	14
Living Room	17x16	First	16	17

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Irrigation System, Sliding Doors

**Features:** Ceiling Fans(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Available

**Amenities:** Dishwasher, Microwave,  
Range, Refrigerator

## Building Details



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**NewConstructionYN:** Yes

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** 24 Hour Notice

**Occupant Type:** Vacant



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