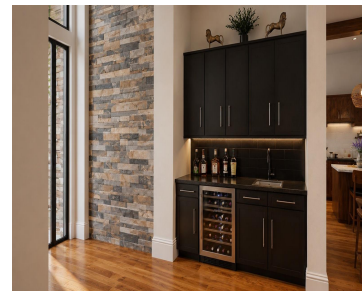


14222 MAYSVILLE CIRCLE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Pre-Construction. To be built. THE ST. KITTS | A CUSTOMIZABLE RETREAT IN GULF COVE SOUTH Modern. Breezy. Bold. Stop scrolling and meet the home that brings the Caribbean resort experience to the heart of Port Charlotte. Located in the highly coveted Gulf Cove South community, this 2,241 [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2241 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8481573



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8481573>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 18688 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2241 sq ft

**Year built:** 2026

**SubdivisionName:** PORT CHARLOTTE SEC 87

**GarageSpaces:** 3

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## Location Details

**Township:** 41S

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Rear Porch

**Pool Features:** Auto Cleaner, Child Safety Fence, In Ground, Outside Bath Access, Pool Sweep, Salt Water

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** French Doors, Lighting, Outdoor Kitchen

**Window Features:** Aluminum Frames, Blinds, Storm Window(s)

**Utilities:** Public

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cleared, In County, Level, Near Golf Course, Near Marina, Oversized Lot, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Spa Features:** In Ground

**Waterfront Features:** Canal - Brackish, Canal - Saltwater

**Fireplace Features:** Electric

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Florida, Ranch

**Vegetation:** Wooded

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 87 **Parcel Number:** 412128106007

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** The Tortuga

**Construction Materials:** Block, Stucco, Frame **Listing Terms:** Cash, Conventional, FHA, Private Financing Available, VA Loan

**Property Condition:** Pre-Construction



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## Association Information

**Association YN:** Yes

**Association Amenities:** Park,  
Playground

**Community Features:** Golf Carts OK, Park, Playground

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$2,732

**Tax Legal Description:** PCH 087 4572 0009 PORT CHARLOTTE  
SEC87 BLK4572 LT 9 561/2029 695/892 2138/1759 3322/1057  
4351/627 4748/591

**Tax Lot:** 9

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## Green Building Info

**Green Water Conservation:** Low-Flow Fixtures

**Green Indoor Air Quality:** HVAC Filter MERV  
8+, No/Low VOC Cabinets/Counters, No/Low  
VOC Flooring, No/Low VOC Paint/Finish

**Green Energy Efficient:** Appliances,  
Construction, Doors, HVAC, Insulation, Lighting,  
Thermostat, Water Heater

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	17x22	First	22	17
Kitchen	10x14	First	14	10
Dining Room	11x15	First	15	11
Primary Bedroom	13x16	First	16	13
Primary Bathroom	13x14	First	14	13
Balcony/Porch/Lanai	44x11	First	11	44
Bathroom 2	6x12	First	12	6
Bedroom 1	12x12	First	12	12
Bathroom 2	12x11	First	11	12

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**WindowFeatures:** Aluminum Frames, Blinds, Storm Window(s)

**PoolFeatures:** Auto Cleaner, Child Safety Fence, In Ground, Outside Bath Access, Pool Sweep, Salt Water

**Features:** Ceiling Fans(s), Crown Molding, Electric, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Golf Carts OK, Park, Playground

**ExteriorFeatures:** French Doors, Lighting, Outdoor Kitchen

**Utilities:** Public

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

---

## Building Details

**ArchitecturalStyle:** Florida, Ranch

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** Yes

**Exterior material:** Block, Frame, Stucco

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Go Direct

**Occupant Type:** Vacant



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