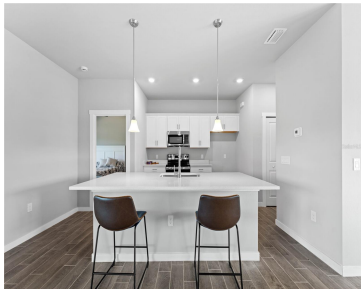
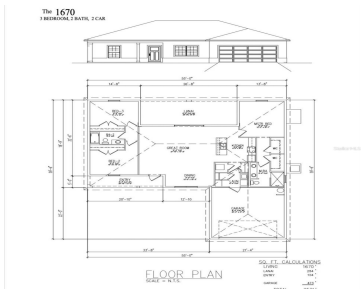
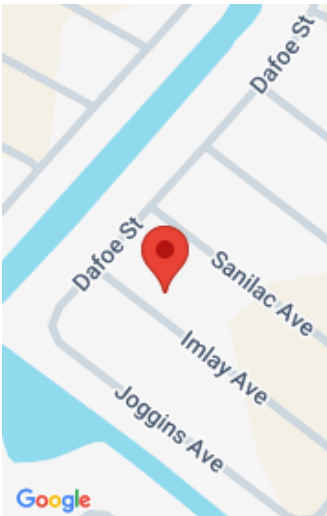


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- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1670 sq ft



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## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRC7490160

---

## Description

**Virtual Tour:**

[https://drive.google.com/file/d/1hOkYCNiTaGUmVYLKGE7IGRZEcSAmlprZ/view?usp=drive\\_link](https://drive.google.com/file/d/1hOkYCNiTaGUmVYLKGE7IGRZEcSAmlprZ/view?usp=drive_link)

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

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

**SubdivisionName:** PORT CHARLOTTE SEC 093

**GarageSpaces:** 2

**Date added:** Added 14 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1670 sq ft

**Year built:** 2024

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

---

## Location Details

**Township:** 41S

**Road Surface Type:** Asphalt

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

**High School:** Lemon Bay High

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Covered

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Fiber Optics, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Cooktop, Dishwasher, Disposal, Electric Water Heater

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other, Rain Gutters, Sliding Doors

**Window Features:** Impact Glass/Storm Windows, Low Emissivity Windows

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 093

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** 1670

**Construction Materials:** Block, Concrete

**Property Condition:** Completed

**Parcel Number:** 412116336008

**Direction Faces:** Southwest

**Builder Name:** Mardon Construction Management Inc

**Foundation Details:** Slab

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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 120



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# Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$657

**Tax Legal Description:** PCH 093 4946 0026 PORT CHARLOTTE SEC93 BLK4946 LT26 770/765 1008-491 2477/156 TD4365/1056 4858/1111

**Tax Lot:** 26

# Rooms

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

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Impact Glass/Storm Windows, Low Emissivity Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Fiber Optics, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Electric Water Heater

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other, Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Concrete

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple **Home Warranty YN:** Yes

**Occupant Type:** Vacant **Showing Requirements:** Call Listing Agent, See Remarks



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