

# 14311 RESERVE COURT PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome to your private lakefront oasis in the heart of Riverwood! This beautiful 2-bedroom, 2-bath villa with a den and solar-heated pool offers the perfect blend of style, comfort, and location. Nestled at the end of a quiet cul-de-sac and adjacent to a serene nature preserve, the [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1555 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRC7511187



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://youtu.be/F0fVnHGariQ>

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1555 sq ft

**Year built:** 2001

**SubdivisionName:** RIVERWOOD

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8150 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 40S

**Road Surface Type:** Asphalt, Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Screened

**Pool Features:** Gunite, In Ground, Solar Heat

**Waterfront Features:** Lake Front

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Cul-De-Sac, Paved

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

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Rain Gutters, Sliding Doors

**Window Features:** Skylight(s), Shutters

**Utilities:** Electricity Connected, Public, Sewer Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

## Property Details

**Subdivision Name:** RIVERWOOD

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 402128127009

**Direction Faces:** Northeast

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 1326

**Association Fee**

**Association Fee Includes:** Guard - 24 Hour, Common Area

**Frequency:** Quarterly

Taxes, Pool, Maintenance Grounds, Recreational Facilities, Security

**Association Amenities:**

Association Recreation - Owned, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s)

Fitness Center, Gated, Golf Course, Pool, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,264

**Tax Other Annual Assessment Amount:** 2037

**Tax Legal Description:** RSR 000 0000 0020 RESERVE AT RIVERWOOD LT 20 1971/1075 2497/167 3944/1733

**Tax Lot:** 20

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11.11x11.5	First	11.5	11.11
Living Room	19.4x14.9	First	14.9	19.4
Dinette	10x9.3	First	9.3	10
Office	10.8x12.9	First	12.9	10.8
Primary Bedroom	11.5x13.8	First	13.8	11.5
Bedroom 1	11.4x10	First	10	11.4

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Association Recreation - Owned, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Hurricane Shutters, Rain Gutters, Sliding Doors

**Utilities:** Electricity Connected, Public, Sewer Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s), Shutters

**PoolFeatures:** Gunite, In Ground, Solar Heat

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s), Window Treatments

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Electric

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Go Direct, ShowingTime



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