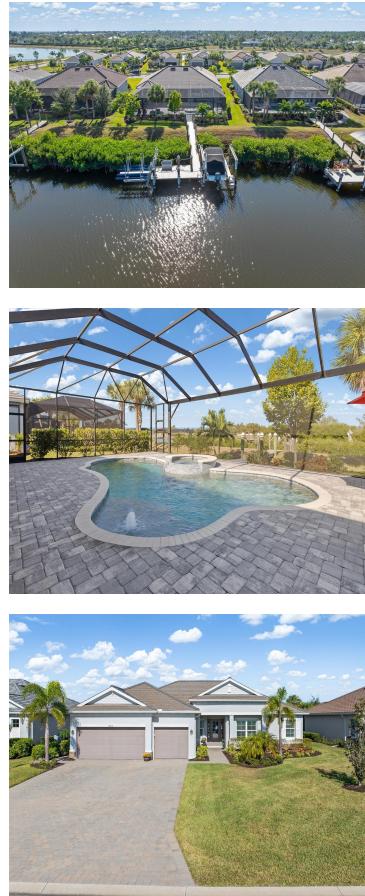


14412 PONCE DE LEON TRAIL PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



NEW PRICE on this gorgeous GULF-ACCESS, SAILBOAT WATERFRONT, X FLOOD ZONE home designed for those who love boating, entertaining, and everyday luxury living in the sunshine. Located on a Gulf-access canal, 5 minutes by boat to Charlotte Harbor with no bridges, this 2022 built pool home has 2366 sq ft under air with 3 beds, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2366 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRD6144830



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://funkypalmproductions.hd.pics/14412-Ponce-De-Leon-Trl/idx>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2366 sq ft

Year built: 2022

SubdivisionName: HARBOR WEST

GarageSpaces: 3

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size, sq ft: 13292 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 41

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Smart Home, Stone Counters, Tray Ceiling(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Front Porch

Pool Features: Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

Spa Features: Heated, In Ground

Waterfront Features: Canal - Brackish

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Rain Gutters

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Off Street

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

View: Water

Sewer: Public Sewer

Heating: Electric

Lot Features: FloodZone, Paved

Property Details

Subdivision Name: HARBOR WEST

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 412109431014

Direction Faces: North

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities: Gated,
Maintenance

Association Fee: 791

Association Fee Includes: Common Area Taxes,
Maintenance Grounds, Management

Community Features: Community Mailbox, Gated
Community - No Guard, Sidewalks

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$5,650

Tax Legal Description: HBW 000 0000 0014 HARBOR WEST LT
14 E4483/1936 4932/552 5044/742 **Tax Lot:** 14

Rooms



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Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	22x11	First	11	22
Bedroom 2	11x13	First	13	11
Bedroom 3	11x13	First	13	11
Dining Room	12x12	First	12	12
Family Room	22x15	First	15	22
Great Room	22x15	First	15	22
Kitchen	11x19	First	19	11
Primary Bedroom	13x19	First	19	13
Office	10x12	First	12	10

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

ExteriorFeatures: Hurricane Shutters, Rain Gutters

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

Amenities: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Community Mailbox, Gated Community - No Guard, Sidewalks

PoolFeatures: Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Smart Home, Stone Counters, Tray Ceiling(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

NewConstructionYN: No

Heating: Electric

Exterior material: Block, Stucco

Roof: Tile

Parking: Driveway, Garage Door Opener, Off-street

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only, Call Before Showing, Gate Code Required, See Remarks, ShowingTime



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