

# 14412 PONCE DE LEON TRAIL PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



\$975,000



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



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

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

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 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

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## Location Details

**Township:** 41

**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, 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

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## 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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 791

**Association Fee Frequency:**  
Quarterly

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

**Association Amenities:** Gated,  
Maintenance

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

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## 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

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## 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

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Electric

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Off-street

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

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



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