

1452 SADDLEWOOD CIRCLE PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



Incredible opportunity to own in Biscayne Landing! Minutes to some of the most beautiful beaches in SWFL yet near all the conveniences of North Port/Port Charlotte. A true 4 Bedroom and 3 full bath house in better than new condition. Seller has added electric hurricane shutters, crown molding in the main living area, epoxy sealed [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2032 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7524615



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7524615>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 6441 sq ft

SubdivisionName: BISCAYNE LNDG II

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2032 sq ft

Year built: 2025

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 40

Road Surface Type: Asphalt

Property Features

Interior Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Walk-In Closet(s)

Flooring: Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Private Yard, Sliding Doors

Utilities: Public

Sewer: Public Sewer

Heating: Heat Pump

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: None

Cooling: Central Air

Furnished: Unfurnished



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Property Details

Subdivision Name: BISCAYNE LNDG II

Levels: One

Foundation Details: Slab

Parcel Number: 402114116001

Direction Faces: East

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities: Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool

Association Fee: 796

Association Fee Includes: Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Private Road, Recreational Facilities

Community Features: Community Mailbox, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Legal Description: BLN 000 0000 0145 BISCAYNE LANDING
NORTH LOT 145 3520244

Tax Annual Amount: \$507

Tax Lot: 145

Rooms



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Room type	Level
Living Room	First
Dining Room	First
Kitchen	First
Primary Bedroom	First
Bedroom 1	First
Bedroom 2	First
Bedroom 3	First
Laundry	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks

Utilities: Public

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Private Yard, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Walk-In Closet(s)



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Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment,
Private Yard

Occupant Type: Owner

Showing Requirements: Combination Lock
Box



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