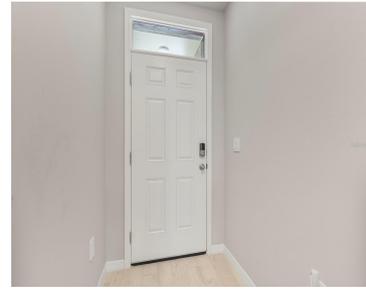


1496 MABLETON DRIVE PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



\$378,998



Welcome to....The Cove at Westport! Built in 2025, this single-family home is located in The Cove at Westport, a master-planned community offering resort-style amenities including pools, pickleball courts, walking paths, and beautifully maintained common areas. Situated on a water lot in Flood Zone X, the property provides peaceful views and stunning sunset backdrops. The home [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2020 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRC7518957



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7518957>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 8322 sq ft

SubdivisionName: COVE/WEST PORT PH 4

GarageSpaces: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2020 sq ft

Year built: 2025

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 40

Road Surface Type: Asphalt

Elementary School: Liberty Elementary **Middle Or Junior School:** Murdock Middle

High School: Port Charlotte High

Property Features



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Interior Features: Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Enclosed, Porch, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 3

Carport Spaces: 3

Exterior Features: Hurricane Shutters, Rain Gutters, Sidewalk

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Carport YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: COVE/WEST PORT PH 4

Levels: One

New Construction YN: Yes

Construction Materials: Block, Stucco

Parcel Number: 402112251446

Direction Faces: East

Foundation Details: Block, Slab

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 341.93

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 2207

Tax Lot: 59

Tax Annual Amount: \$2,924

Tax Legal Description: CWP 004 0000 0059 COVE AT WEST PORT PHASE 4 LOT 59 3453305 3512021

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x13	First	13	16
Bedroom 2		First		
Bedroom 3		First		
Laundry		First		
Bathroom 3		First		
Foyer		First		
Great Room	18x14	First	14	18
Kitchen	10x14	First	14	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Hurricane Shutters, Rain Gutters, Sidewalk

Features: Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: Yes

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Supra Lock Box, Call Listing Agent

Occupant Type: Owner



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