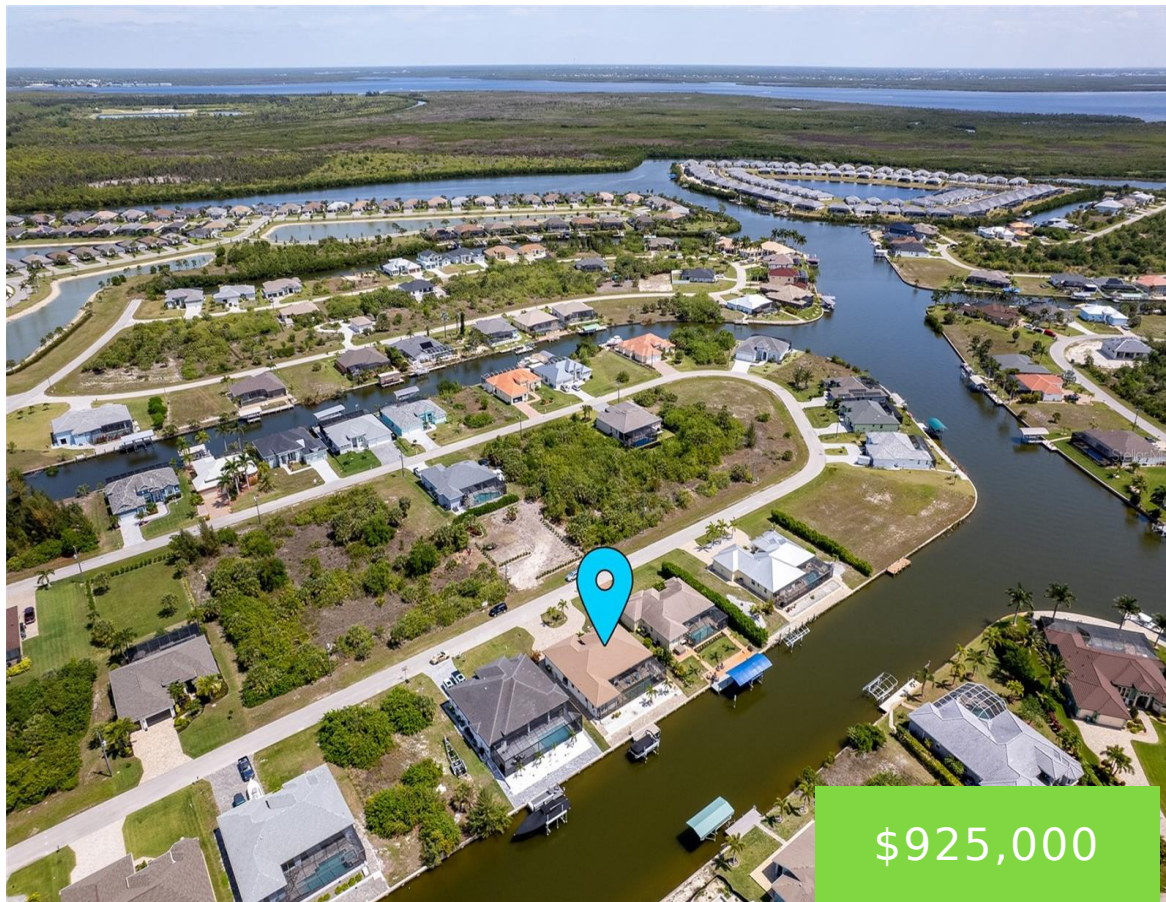


15252 CHINOOK WAY PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



Welcome to 15252 Chinook Way — a Gulf Access SAILBOAT Waterfront Paradise where luxury upgrades, thoughtful design, and true Florida lifestyle come together in perfect harmony. From the moment you arrive, the curb appeal is evident. A circular paver driveway creates a grand and welcoming approach, complemented by tropical landscaping and architectural details like 8' [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2249 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRD6146948



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/D6146948>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2249 sq ft

Year built: 2019

SubdivisionName: PORT CHARLOTTE SEC 093

GarageSpaces: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 10000 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 41S

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Elementary School: Myakka River Elementary

Middle Or Junior School: L.A. Ainger Middle

High School: Lemon Bay High

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile

Patio And Porch Features: Covered, Deck, Patio, Rear Porch, Screened

Pool Features: Child Safety Fence, Gunite, Heated, In Ground, Lighting, Outside Bath Access, Screen Enclosure

Waterfront Features: Canal - Brackish

Fireplace Features: Decorative, Electric, Family Room, Insert

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Hurricane Shutters, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sliding Doors

Utilities: Electricity Connected, Mini Sewer, Other, Public, Water Connected

View: Water

Sewer: Public Sewer

Heating: Heat Pump

Lot Features: Near Golf Course, Near Marina, Paved

Appliances: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

Laundry Features: Electric Dryer Hookup, Laundry Room, Washer Hookup

Pool Private YN: Yes

Waterfront YN: Yes

Fireplace YN: Yes

Parking Features: Boat, Circular Driveway, Garage Door Opener, Other, Workshop in Garage

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: PORT CHARLOTTE SEC 093

Levels: One

Builder Name: DM DEAN

Construction Materials: Block, Stucco

Parcel Number: 412115177001

Direction Faces: North

Foundation Details: Slab, Stem Wall

Listing Terms: Cash, Conventional, VA Loan

Association Information



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Association YN: Yes

Association Fee: 120

Association Fee Frequency: Annually

Fees&Taxes

Tax Year: 2025

Tax Annual

Amount: \$7,917

Tax Legal Description: PCH 093 4968 0026 PORT CHARLOTTE SEC93
BLK4968 LT 26 772/1727 2403/1977 2713/433 2804/1558 CT3435/2027
CD3443/7 3539/2184 4294/1160 3339150

Tax Lot: 26

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x17	First	17	16
Primary Bathroom	12x13	First	13	12
Living Room	24x18	First	18	24
Library	11x12	First	12	11
Laundry	13x7	First	7	13
Dinette	13x8	First	8	13
Bedroom 2	11x12	First	12	11
Bedroom 3	12x16	First	16	12
Balcony/Porch/Lanai	24x10	First	10	24
Balcony/Porch/Lanai	20x64	First	64	20
Kitchen	18x13	First	13	18

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

ExteriorFeatures: French Doors, Hurricane Shutters, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sliding Doors

Utilities: Electricity Connected, Mini Sewer, Other, Public, Water Connected

Amenities: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

PoolFeatures: Child Safety Fence, Gunite, Heated, In Ground, Lighting, Outside Bath Access, Screen Enclosure

Features: Built-in Features, Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Decorative, Eat-in Kitchen, Electric, Family Room, High Ceilings, Insert, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Boat, Circular Driveway, Garage Door Opener, Other, Workshop in Garage

Heating: Heat Pump

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Generator

Occupant Type: Owner

Other Structures: Outdoor Kitchen

Showing Requirements: Appointment Only, Call Before Showing, Call Listing Agent, No Lockbox, ShowingTime



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