

# 15466 DEMAS AVENUE PORT CHARLOTTE FL 33954

<https://candiscarmichael.com>



Welcome to Your Florida Oasis — NEW BUILD Not in a Flood Zone! (1573 sq ft) built to 2024 code with high-end finishes in modern black tones. Fall in love with this open-concept gem that seamlessly blends comfort, style, and tranquility. The spacious layout welcomes you with abundant natural light, soaring ceilings, Elegance Style and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1573 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4676049



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4676049>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10000 sq ft

**SubdivisionName:** PORT CHARLOTTE SEC 032

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1573 sq ft

**Year built:** 2024

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 40

**Road Surface Type:** Paved

**Road Responsibility:** Public Maintained Road

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## Property Features

**Interior Features:** Ceiling Fans(s)

**Flooring:** Ceramic Tile, Laminate

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Well

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Range, Refrigerator

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Exterior Features:** Lighting, Sliding Doors

**Utilities:** Electricity Connected

**Sewer:** Septic Tank

**Heating:** Central



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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 032

**Levels:** One

**New Construction YN:** Yes

**Construction Materials:** Block

**Parcel Number:** 402103226019

**Direction Faces:** Southeast

**Foundation Details:** Slab

**Property Condition:** Completed

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** PCH 032 2432 0012 PORT CHARLOTTE  
SEC32 BLK2432 LT 12 537/1917 2628/66 3175/983 4386/1195  
4768/143 4808/1194

**Tax Annual Amount:**  
\$421

**Tax Lot:** 12

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x15	First	15	12
Primary Bathroom	12x12	First	12	12
Dining Room		First		
Family Room	12x15	First	15	12
Kitchen	12x14	First	14	12
Bedroom 2	12x12	First	12	12
Bedroom 3	12x10	First	10	12
Living Room	12x20	First	20	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting, Sliding Doors

**Features:** Ceiling Fans(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Connected

**Amenities:** Built-In Oven, Range, Refrigerator

## Building Details



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**NewConstructionYN:** Yes

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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