#### 15474 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 brown 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
- Residentia
- Single Family Residence
- Active
- T2/3 sd tt



# **Courtesy of**

**Listing Office:** EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRA4661951



#### Call us now

Phone: 727-888-3292



# Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/A4661951

#### **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 4 hours ago

**Type:** Residential

Bathrooms: 2 baths

Area, sq ft: 1573 sq ft

Year built: 2024

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

#### **Location Details**

**Township:** 40S **Road Surface Type:** Paved

# **Property Features**





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Interior Features: Crown Molding, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Range, Refrigerator

Flooring: Hardwood

Garage YN: Yes **Garage Spaces:** 2

Roof: Shingle

Water Source: Public, Well

Cooling: Central Air

Furnished: Unfurnished

**Laundry Features:** Inside, Laundry

Appliances: Built-In Oven, Dishwasher,

Room

Attached Garage YN: Yes **Exterior Features:** Lighting **Utilities:** Electricity Connected

**Sewer:** Public Sewer, Septic Tank

**Heating:** Central

### **Property Details**

**Subdivision Name: PORT CHARLOTTE SEC 032 Parcel Number:** 402103226020

**Direction Faces:** Southeast Levels: One

**New Construction YN: Yes** Foundation Details: Slab

**Construction Materials:** Block Listing Terms: Cash, Conventional, FHA

**Property Condition:** Completed

#### Fees&Taxes

**Tax Year: 2024** Tax Annual **Amount: \$558** 

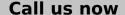
Tax Legal Description: PCH 032 2432 0013 PORT CHARLOTTE SEC32 **Tax Lot: 13** 

BLK2432 LT13 140/42 DC785/1458-BEG PR84-402 TD2701/169

4386/1211 4768/143 4808/1188

## Rooms





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Room type	Dimensions	Level	Length	Width
Kitchen	12.7x14.11	First	14.11	12.7
Living Room	12.8x20.2	First	20.2	12.8
Primary Bedroom	12.7x15.2	First	15.2	12.7
Bedroom 2	12x12.9	First	12.9	12
Bedroom 3	12x10	First	10	12
Primary Bathroom	12.7x12.11	First	12.11	12.7
Dining Room	12.2x10.4	First	10.4	12.2

#### **Amenities & Features**

Waterfront available: No
AttachedGarageYN: Yes

PoolPrivateYN: No

**ExteriorFeatures:** Lighting

**Features:** Crown Molding, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray

Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

**Utilities:** Electricity Connected

Amenities: Built-In Oven,

Dishwasher, Range, Refrigerator

# **Building Details**





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NewConstructionYN: YesHeating: CentralExterior material: BlockRoof: Shingle

## **Miscellaneous**

Ownership: Fee Simple Occupant Type: Vacant

**Showing Requirements:** Supra Lock Box





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