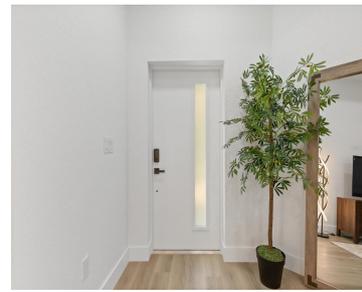


15474 DEMAS AVENUE PORT CHARLOTTE FL 33954

<https://candiscarmichael.com>



\$342,200



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
- Residential
- Single Family Residence
- Active
- 1573 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4661951



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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/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 6 days 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)

Flooring: Hardwood

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Water Source: Well

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside, Laundry Room

Attached Garage YN: Yes

Exterior Features: Lighting

Utilities: Electricity Connected

Sewer: Septic Tank

Heating: Central

Property Details

Subdivision Name: PORT CHARLOTTE SEC 032

Levels: One

New Construction YN: Yes

Construction Materials: Block

Property Condition: Completed

Parcel Number: 402103226020

Direction Faces: Southeast

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$558

Tax Legal Description: PCH 032 2432 0013 PORT CHARLOTTE SEC32 BLK2432 LT13 140/42 DC785/1458-BEG PR84-402 TD2701/169 4386/1211 4768/143 4808/1188

Tax Lot: 13

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: Yes

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box



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