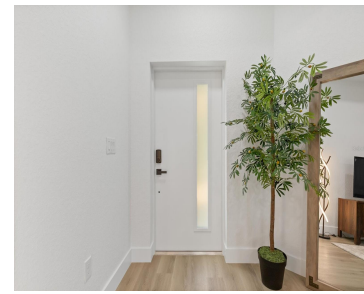


# 15474 DEMAS AVENUE PORT CHARLOTTE FL 33954

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



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## Description

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

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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:** 40S

**Road Surface Type:** Paved

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## 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

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## 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

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## 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

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## 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

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box



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