

15576 ALDAMA CIRCLE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



\$998,000



Welcome to this exceptional, nearly new Gulf-access residence located in the desirable South Gulf Cove community. Set on three sea-walled lots with an impressive 130 feet of waterfront, this property offers direct access to the Gulf of Mexico and is a true boater's paradise. The expansive seawall is equipped with two boat lifts (12,000 lb [...])

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2093 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4678341



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2093 sq ft

Year built: 2022

SubdivisionName: PORT CHARLOTTE SEC 82

GarageSpaces: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 31741 sq ft

View: Pool, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 41S

Road Surface Type: Asphalt, Paved

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: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Pool Features: Heated, In Ground

Spa Features: Heated, In Ground

Waterfront Features: Canal Front

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

View: Pool, Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Paved, Unincorporated

Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Wine Refrigerator

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sliding Doors, Storage

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: PORT CHARLOTTE SEC 82

Levels: One

Direction Faces: North

Construction Materials: Block, Stucco

Parcel Number: 412127178003

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 120

Association Amenities: Basketball Court, Clubhouse, Park, Playground

Community Features: Clubhouse, Community Mailbox, Golf Carts OK, Park, Playground, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$10,706

Tax Legal Description: PORT CHARLOTTE SEC82 BLK4430 LT 37 1059/932 1863/18 DC3148/869-MLH DC3621/467-WVH AFF4164/1484 4164/1486 4623/1297 PCH 082 4428 0001 PORT CHARLOTTE SEC82 BLK4428 LT 1 962/476 TD1696/1138 1948/343 2206/1153 2493/2161

Tax Lot: 37,1,2

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	19x15	First	15	19
Dining Room	15x9	First	9	15
Kitchen	12x15	First	15	12
Primary Bedroom	14x19	First	19	14
Primary Bathroom	12x16	First	16	12
Bedroom 2	14x10	First	10	14
Bedroom 3	11x12	First	12	11
Foyer	14x6	First	6	14
Balcony/Porch/Lanai	42x22	First	22	42
Office	11x10	First	10	11

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

ExteriorFeatures: French Doors, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sliding Doors, Storage

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Golf Carts OK, Park, Playground, Sidewalks

PoolFeatures: Heated, In Ground

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance, Private Yard

Showing Requirements: Supra Lock Box, Appointment Only, See Remarks, ShowingTime

Occupant Type: Vacant

Other Structures: Gazebo, Shed(s)



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