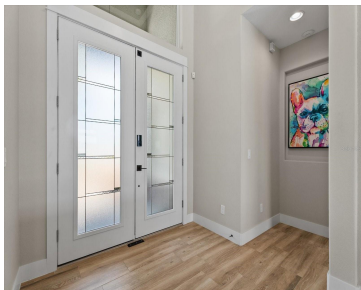


15672 LAKELAND CIRCLE PORT CHARLOTTE FL 33981

https://candiscarmichael.com



Offered fully furnished, this exceptional residence delivers a rare turnkey opportunity—simply arrive, unpack, and begin enjoying the Florida lifestyle from day one. Experience elevated waterfront living in this like-new 2022 DM Dean floor plan, thoughtfully enhanced with an exceptional collection of builder selections and post-construction upgrades. From the tile roof, coastal interior package, solid-core doors, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2117 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4696099



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Email: RealtorCandis@gmail.com



Description

Virtual Tour:

https://player.vimeo.com/video/1207351696?badge=0&autopause=0&player_id=0&app_id=58479embed

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2117 sq ft

Year built: 2022

SubdivisionName: PORT CHARLOTTE SEC 82

GarageSpaces: 3

Date added: Added 13 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 10000 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), Crown Molding, 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, Porch, Screened

Pool Features: Heated, In Ground, Salt Water, Screen Enclosure

Waterfront Features: Canal - Brackish

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

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

View: Pool, Water

Sewer: Septic Tank

Heating: Central, Electric

Lot Features: Paved, Unincorporated

Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Whole House R.O. System

Laundry Features: Laundry Room

Pool Private YN: Yes

Waterfront YN: Yes

Parking Features: Electric Vehicle Charging Station(s)

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Other

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: PORT CHARLOTTE SEC 82

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 412127401012

Direction Faces: North

Construction Materials: Stucco

Association Information



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Association YN: Yes

Association Fee: 120

Association Fee Frequency:
Annually

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

Fees&Taxes

Tax Year: 2025

**Tax Annual
Amount:** \$9,744

Tax Legal Description: PORT CHARLOTTE SEC82 BLK4426 LT 26
561/1389 2637/811 PR05-2938-EB 2874/1254 2874/1255 2946/411
FJ2926/488 2946/411 2991/2023 CT3582/2010 3596/737 4716/1440
4859/581

Tax Lot: 26

Rooms



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Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	62x20	First	20	62
Primary Bedroom	14x25	First	25	14
Bedroom 2	11x12	First	12	11
Bedroom 3	14x11	First	11	14
Dining Room	11x8	First	8	11
Kitchen	13x18	First	18	13
Living Room	19x17	First	17	19
Office	9x8	First	8	9

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

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

PoolFeatures: Heated, In Ground, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Crown Molding, 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)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

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

Amenities: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Whole House R.O. System

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Stucco

Parking: Electric Vehicle Charging Station(s)

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance, Private Yard

Occupant Type: Owner

Showing Requirements: Appointment Only, Listing Agent Must Accompany, ShowingTime



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