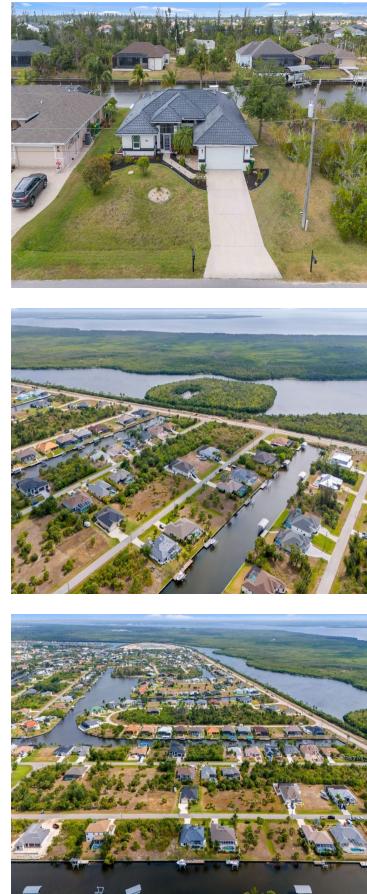


15890 VISCOUNT CIRCLE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



They don't make them like this anymore! This waterfront/pool gem is high, dry, solid and undamaged from last 3 hurricanes. The home has had many upgrades in past few years including pool resurfacing, oversized new composite dock, new HVAC, bathroom renovations, flooring updates, interior and exterior painting, landscaping, boat lift repair, new dishwasher and refrigerator, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2160 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7519092



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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/C7519092>

Basics

Bathrooms Full: 2

Date added: Added 4 days ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 9999 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2160 sq ft

Year built: 1999

SubdivisionName: PORT CHARLOTTE SEC 093

GarageSpaces: 2

Location Details

Township: 41S

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s)

Flooring: Laminate, Tile

Patio And Porch Features: Covered

Pool Features: Gunite, In Ground, Outside Bath Access, Screen Enclosure

Waterfront Features: Canal - Brackish

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Metal

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cleared, FloodZone, Landscaped, Paved

Appliances: Dishwasher, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Closet

Pool Private YN: Yes

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Outdoor Shower, Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Sprinkler Meter

Water Source: Canal/Lake For Irrigation, Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: PORT CHARLOTTE SEC 093

Levels: One

Foundation Details: Slab

Property Condition: Completed

Parcel Number: 412115480005

Direction Faces: North

Construction Materials: Concrete, Stucco

Association Information

Community Features: Clubhouse, Deed Restrictions, Golf Carts OK



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Fees&Taxes

Tax Year: 2024

**Tax Annual
Amount:** \$7,953

Tax Legal Description: PCH 093 4907 0010 PORT CHARLOTTE SEC93 BLK4907 LT 10 UNREC WD 1213/1375 1505/483 1505/485 1505/487 1543/97 1915/1714 2366/1479 4787/265 PR22-823-DS LOA5027/2160 DC3201352-DJS AFF3201352 3232504

Tax Lot: 10

Green Building Info

Green Energy Efficient: HVAC, Thermostat

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x12	First	12	12
Family Room	21x14.5	First	14.5	21
Living Room	17x17	First	17	17
Dining Room		First		
Primary Bedroom		First		
Bathroom 1	14x12.2	First	12.2	14
Bathroom 2	10x13	First	13	10



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Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Deed Restrictions, Golf Carts OK

PoolFeatures: Gunite, In Ground, Outside Bath Access, Screen Enclosure

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Outdoor Shower, Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Sprinkler Meter

Amenities: Dishwasher, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Heating: Central, Electric

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Lock Box Coded, ShowingTime



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