

# 16168 LA BARGE CIRCLE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



Direct lagoon-front living with sweeping, unobstructed water views and true sailboat access—no speed restrictions to the Gulf. With no homes across the water, enjoy rare privacy and expansive open-water views. This home has been extensively updated with quality improvements throughout, including a new roof (2025), new AC (2026), new hot water heater(2025), fresh interior and [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1973 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8464083



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8464083>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1973 sq ft

**Year built:** 2014

**SubdivisionName:** PORT CHARLOTTE SEC 94  
01

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9999 sq ft

**View:** Pool, Water

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 41S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** L.A. Ainger Middle

**Road Surface Type:** Paved

**Elementary School:** Myakka River Elementary

**High School:** Lemon Bay High

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Dry Bar, Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Deck, Front Porch, Patio, Screened

**Pool Features:** Gunite, Heated, In Ground, Lighting, Outside Bath Access, Salt Water

**Spa Features:** Above Ground

**Waterfront Features:** Lagoon

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Dog Run, French Doors, Hurricane Shutters, Lighting, Rain Gutters, Sliding Doors

**Roof:** Shingle

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

**Window Features:** Blinds, Shades, Shutters, Window Treatments

**Utilities:** BB/HS Internet Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Water Connected

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** FloodZone, In County, Paved

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 94 01

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 412123154020

**Direction Faces:** West

**Construction Materials:** Block, Stucco

**Property Condition:** Completed



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## Association Information

**Association YN:** Yes

**Association Fee:** 90

**Association Fee Frequency:** Annually **Community Features:** Deed Restrictions, Playground

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$8,074

**Tax Legal Description:** PCH 094 4993 0034 PORT CHARLOTTE SEC 94  
1ST REP BLK 4993 LT 34 1504/362 2693/2114 3017/654 3051/649  
RES3159/1443 3576/505 3803/1258

**Tax Lot:** 34

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## Green Building Info

**Green Indoor Air Quality:** No Smoking-Interior Buildg

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x14	First	14	15
Great Room	23x20	First	20	23
Dining Room	13x10	First	10	13
Primary Bedroom	16x13	First	13	16
Bedroom 2	14x12	First	12	14
Bedroom 3	14x10	First	10	14
Bedroom 4	11x10	First	10	11
Laundry	7x6	First	6	7
Balcony/Porch/Lanai	34x32	First	32	34

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Above Ground

**WindowFeatures:** Blinds, Shades, Shutters, Window Treatments

**PoolFeatures:** Gunite, Heated, In Ground, Lighting, Outside Bath Access, Salt Water

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Dry Bar, Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Playground

**ExteriorFeatures:** Dog Run, French Doors, Hurricane Shutters, Lighting, Rain Gutters, Sliding Doors

**Utilities:** BB/HS Internet Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Water Connected

**Amenities:** Convection Oven, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Other, See Remarks, ShowingTime



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