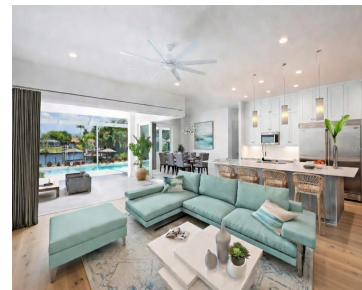
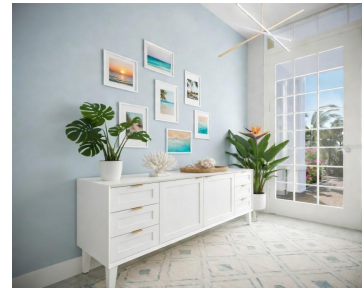


# 16526 CUP COURT PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Pre-Construction. To be built. Your Sailboat-Access Sanctuary Stop searching for the “perfect” resale and build exactly what you want on this rare corner lot in Gulf Cove South. This to-be-built West Indies Inspired Contemporary home combines architectural flair with the rugged resilience of modern construction. The Highlights: [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2386 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8488621



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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/TB8488621>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 11838 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 13 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2386 sq ft

**Year built:** 2026

**SubdivisionName:** PORT CHARLOTTE SEC 94

**GarageSpaces:** 3

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## Location Details

**Township:** 41S

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Courtyard, French Doors, Lighting, Private Yard, Sliding Doors

**Utilities:** Public

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Features:** Fiberglass, In Ground

**Spa Features:** In Ground

**Waterfront Features:** Canal - Saltwater, Lagoon, Riparian Rights

**Fireplace Features:** Electric

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Corner Lot, Cul-De-Sac, In County, Near Golf Course, Near Marina, Near Public Transit, Private

---

## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 94 **Parcel Number:** 412126476005

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** The Indies

**Construction Materials:** Block, Stucco

**Property Condition:** Pre-Construction

**Direction Faces:** Southeast

**Builder Name:** Glades & Bay Construction

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, Private Financing Available

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## Association Information



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Association YN: Yes

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual  
Amount:** \$4,083

**Tax Legal Description:** PCH 094 5039 0009 PORT CHARLOTTE SEC94  
BLK5039 LT 9 1425/1010 1856/1312 1862/197 1920/87 2155/528  
RES3159/1443 3641/1658 4779/897

**Tax Lot:** 9

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## Green Building Info

**Green Water Conservation:** Low-  
Flow Fixtures

**Green Energy Efficient:** Appliances, Construction, Doors,  
HVAC, Insulation, Lighting, Thermostat, Water Heater

---

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16x21	First	21	16
Kitchen	13x14	First	14	13
Dining Room	10x12	First	12	10
Bathroom 1		First		
Bedroom 1		First		
Bathroom 2		First		
Bedroom 2		First		
Library	13x12	First	12	13
Primary Bedroom	14x16	First	16	14
Primary Bathroom	9.5x9.5	First	9.5	9.5

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**PoolFeatures:** Fiberglass, In Ground

**Features:** Ceiling Fans(s), Eat-in Kitchen, Electric, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Courtyard, French Doors, Lighting, Private Yard, Sliding Doors

**Utilities:** Public

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Yard

**Occupant Type:** Vacant

**Showing Requirements:** Go Direct



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