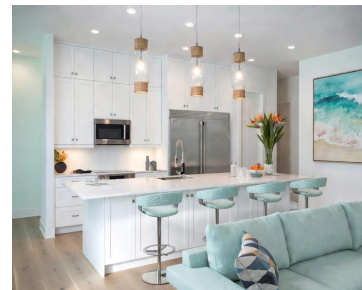


16526 CUP COURT PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Pre-Construction. To be built. Your Sailboat-Access Sanctuary is Right HERE! Stop searching for the “perfect” resale and build exactly what you want on this rare corner lot in Gulf Cove South. The St. Barths Model is a Coastal Inspired Contemporary home which combines architectural flair with the [...]

- 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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Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8488621>

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 2 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2386 sq ft

Year built: 2026

SubdivisionName: PORT CHARLOTTE SEC 94

GarageSpaces: 3

Location Details

Township: 41S

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

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 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

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

Laundry Features: Laundry Room

Pool Features: Gunite, In Ground

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

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

Association Information

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

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: Gunite, 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

Building Details

NewConstructionYN: Yes

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Yard

Occupant Type: Vacant

Showing Requirements: Go Direct



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