

16526 CUP COURT PORT CHARLOTTE FL 33981

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Virtually Staged. Pre-Construction. To be built. PREMIER SAILBOAT WATER TIP LOT | TO-BE-BUILT CUSTOM RESIDENCE IN SOUTH GULF COVE Secure your piece of the ultimate Southwest Florida boating lifestyle! Positioned at the end of a private cul-de-sac on a rare, elevated executive tip lot, this to-be-built Modern Coastal residence offers sweeping, panoramic views of the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2193 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8488621



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

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

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 11838 sq ft

View: Pool, Trees/Woods, Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2193 sq ft

Year built: 2027

SubdivisionName: PORT CHARLOTTE SEC 94

GarageSpaces: 2

Location Details

Township: 41S

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

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

Waterfront YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Courtyard, Lighting, Private Yard

Window Features: Storm Window(s), Window Treatments

View: Pool, 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, Tip Lot

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

Laundry Features: Laundry Room

Pool Features: Child Safety Fence, Chlorine Free, Gunite, In Ground, Lighting, Outside Bath Access, Pool Sweep, Salt Water

Waterfront Features: Canal - Saltwater, Lagoon, Riparian Rights

Fireplace Features: Electric

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

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 Bokeelia

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, VA Loan

Association Information



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Association YN: Yes

Community Features: Clubhouse, Park, Playground

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 Sustainability: Renewable
Materials

Green Indoor Air Quality: HVAC Filter MERV 8+,
Moisture Control, No/Low VOC Cabinets/Counters,
No/Low VOC Flooring, No/Low VOC Paint/Finish

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

Rooms



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Room type	Level
Bathroom 2	First
Bedroom 3	First
Bedroom 2	First
Den	First
Primary Bathroom	First
Primary Bedroom	First
Dining Room	First
Kitchen	First
Living Room	First

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Park, Playground

ExteriorFeatures: Courtyard, Lighting, Private Yard

Utilities: Public

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

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Storm Window(s), Window Treatments

PoolFeatures: Child Safety Fence, Chlorine Free, Gunite, In Ground, Lighting, Outside Bath Access, Pool Sweep, Salt Water

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

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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