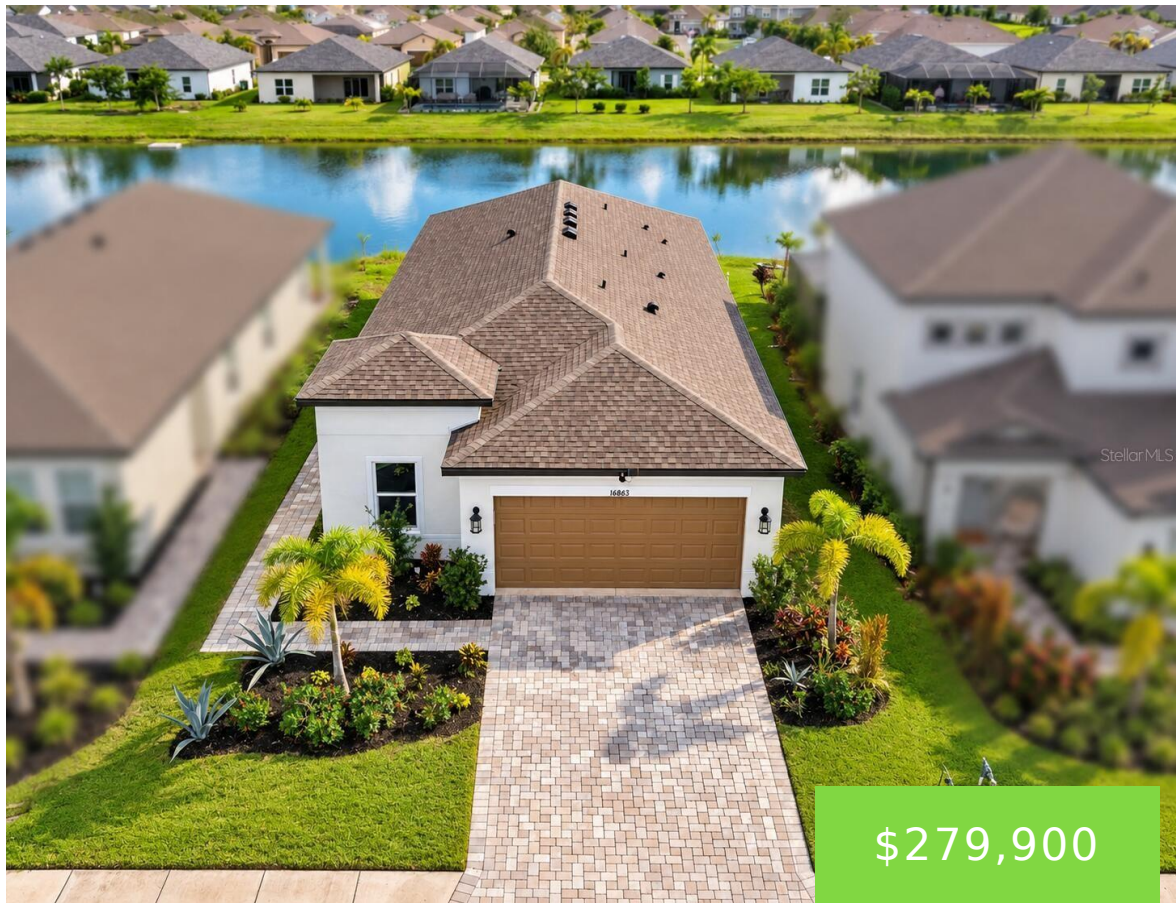


16863 SOL PRESERVE DRIVE PORT CHARLOTTE FL 33953

https://candiscarmichael.com



Welcome to this charming residence located at 16863 Sol Preserve Dr, Port Charlotte, FL 33953. This spacious 3-bedroom, 2-bathroom house accords a comfortable living area of 1,897 square feet, providing ample space for various lifestyle needs. Situated on a 5,250 square foot lot, the property boasts a well-proportioned outdoor space that can be tailored to [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2410 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6449147



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



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 5250 sq ft

SubdivisionName: HAMMOCKS/WEST PORT PH II **ListOfficeName:** BEYCOME OF FLORIDA LLC

ListAOR: mfrmls

Date added: Added 1 day ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2410 sq ft

Year built: 2023

Location Details

Township: 40

Road Surface Type: Asphalt

Elementary School: Liberty Elementary **Middle Or Junior School:** Murdock Middle

High School: Charlotte High

Property Features

Interior Features: Ceiling Fans(s), Smart Home, Thermostat, Walk-In Closet(s)

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator

Flooring: Carpet, Ceramic Tile

Laundry Features: Electric Dryer Hookup, Washer Hookup

Waterfront YN: Yes

Waterfront Features: Lake Front

Garage YN: Yes

Attached Garage YN: Yes

Pets Allowed: No

Exterior Features: Balcony

Roof: Shingle

Utilities: Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Furnished: Unfurnished



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THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: HAMMOCKS/WEST PORT PH II
Levels: One
Foundation Details: Slab
Listing Terms: Cash, Conventional, Other

Parcel Number: 402112251332
Direction Faces: North
Construction Materials: Block, Stucco
Property Condition: Completed

Association Information

Association YN: Yes
Association Fee: 15
Association Fee Frequency: Monthly
Association Fee Includes: Recreational Facilities

Fees&Taxes

Tax Year: 2024
Tax Annual Amount: \$7,595
Tax Other Annual Assessment Amount: 2688
Tax Legal Description: HWP 002 0000 0220
HAMMOCKS AT WEST PORT PHASE 2 LT 220 4900/886
3217064/
Tax Lot: 220

Rooms



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Room type	Level
Bedroom 1	First
Bedroom 2	First
Bedroom 3	First
Primary Bedroom	First
Primary Bathroom	First
Dining Room	First
Kitchen	First
Laundry	First
Balcony/Porch/Lanai	First
Den	First
Primary Bedroom	First
Living Room	First

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Balcony

Features: Ceiling Fans(s), Smart Home, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Call Owner, See Remarks

Occupant Type: Vacant



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