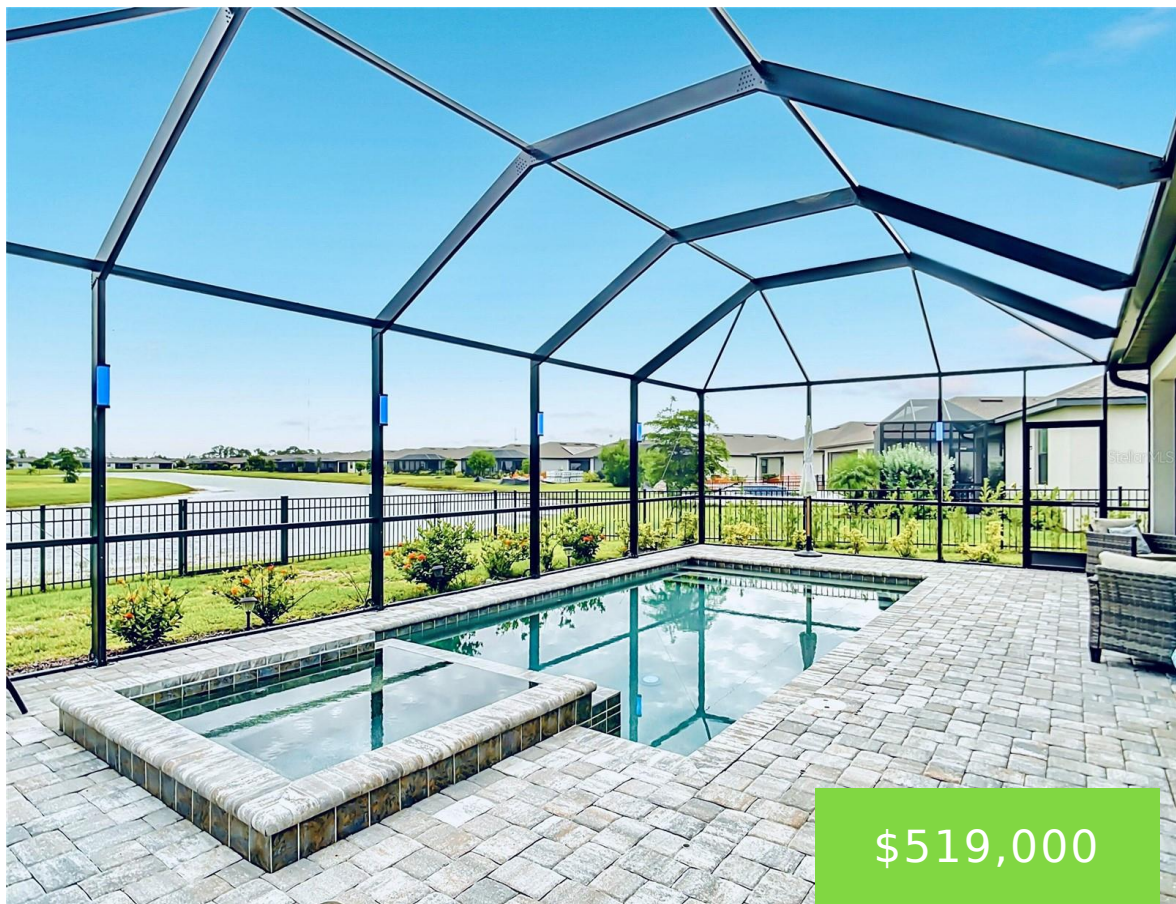


1785 SADDLEWOOD CIRCLE PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



Welcome to this beautiful 3-year-young pool home located in the desirable golf cart-friendly, gated entry community of Biscayne Landing in Northwest Port Charlotte. Stunning Gulf shore beaches are a short commute away. No CDD fees and located in Flood Zone X (no flood insurance required). The HOA fee includes lawn maintenance, irrigation, hi-speed fiber internet [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2032 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6447764



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://nodalview.com/s/2win095hn76e-fBrSa6gd->

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 9147 sq ft

SubdivisionName: BISCAYNE LNDG NORTH

ListAOR: mfrmls

Date added: Added 5 minutes ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2032 sq ft

Year built: 2023

ListOfficeName: BEYCOME OF FLORIDA LLC

Location Details

Township: 40

Elementary School: Liberty Elementary

High School: Port Charlotte High

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Murdock Middle

Property Features



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THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile

Pool Private YN: Yes

Spa YN: Yes

Fireplace Features: Electric, Free Standing

Attached Garage YN: Yes

Exterior Features: Hurricane Shutters, Lighting, Sidewalk

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Pool Features: In Ground, Child Safety Fence, Gunite, Heated, Lighting, Screen Enclosure, Tile

Fireplace YN: Yes

Garage YN: Yes

Pets Allowed: Number Limit

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: BISCAYNE LNDG NORTH

Levels: One

Foundation Details: Slab

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

Parcel Number: 402114116078

Direction Faces: West

Construction Materials: Block, Stone, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Street Lights

Association Fee: 265

Association Fee Includes: Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Private Road, Recreational Facilities



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Fees&Taxes

Tax Year: 2025

Tax Legal Description: BLN 000 0000 0172 BISCAYNE
LANDING NORTH LOT 172 3327272

Tax Annual Amount: \$5,598

Tax Lot: 172

Rooms



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Room type

Primary Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Primary Bathroom

Bathroom 2

Bathroom 3

Kitchen

Foyer

Foyer

Laundry

Dining Room

Living Room

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Street Lights

PoolFeatures: In Ground, Child Safety Fence, Gunite, Heated, Lighting, Screen Enclosure, Tile

Features: Ceiling Fans(s), Eat-in Kitchen, Electric, Free Standing, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



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