

# 1824 SADDLEWOOD CIRCLE PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



\$399,999

Live the Florida Dream in Style — Stunning 4-Bedroom Trevi Model Home: Discover the perfect blend of comfort, elegance, and Florida living in this like-new Trevi model featuring 4 bedrooms and 3 full bathrooms. Nestled within a newer gated community offering a resort-style clubhouse, fitness center, heated pool, and pickleball courts, this home delivers the [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2006 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7517392



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8413 sq ft

**View:** Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2006 sq ft

**Year built:** 2023

**SubdivisionName:** BISCAYNE LNDG NORTH

**GarageSpaces:** 2

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## Location Details

**Township:** 40S

**Road Surface Type:** Paved

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

**High School:** Port Charlotte High

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## Property Features

**Interior Features:** Ceiling Fans(s), Open Floorplan, Stone Counters, Window Treatments

**Flooring:** Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Yes

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central



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## Property Details

**Subdivision Name:** BISCAYNE LNDG NORTH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 402114116063

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 754

**Association Fee Includes:**  
Cable TV, Pool, Internet,  
Maintenance Grounds,  
Recreational Facilities

**Community Features:** Buyer Approval Required, Clubhouse,  
Deed Restrictions, Fitness Center, Gated Community - No  
Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool,  
Sidewalks

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** BLN 000 0000 0083 BISCAYNE  
LANDING NORTH LOT 83 3299178

**Tax Annual Amount:** \$5,062

**Tax Lot:** 83

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x12	First	12	18
Dining Room	19x13	First	13	19
Kitchen	16x11	First	11	16
Primary Bedroom	14x15	First	15	14
Bedroom 2	10x10	First	10	10
Bedroom 3	12x12	First	12	12
Bedroom 4	10x10	First		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters

**Features:** Ceiling Fans(s), Open Floorplan, Stone Counters, Window Treatments



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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