

18710 VAN NUYS CIRCLE PORT CHARLOTTE FL 33948

https://candiscarmichael.com



\$320,000



Best opportunity on Saltwater SAILBOAT waterway!!! Live the Florida lifestyle with this 3 Bedroom, 2 Bath, Split Floor Plan on a sailboat accessible canal to the Peace River. NO HOA! LOW TAXES! Bring all your toys... RV and BOAT parking... Floating dock... 2 car garage... 10 x 18 Storage/workshop with electric. Enter the home through [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1239 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8547780



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8547780>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 10000 sq ft

View: Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1239 sq ft

Year built: 1987

SubdivisionName: PORT CHARLOTTE SEC 079

GarageSpaces: 2

Location Details

Township: 40

Road Surface Type: Paved

Elementary School: Meadow Park Elementary **Middle Or Junior School:** Murdock Middle

High School: Port Charlotte High

Property Features



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THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom, Thermostat, Vaulted Ceiling(s), Window Treatments

Flooring: Laminate, Tile

Patio And Porch Features: Deck, Front Porch, Patio, Rear Porch, Screened

Waterfront Features: Canal - Saltwater

Garage YN: Yes

Garage Spaces: 2

Window Features: Blinds, Storm Window(s)

Utilities: Cable Available, Electricity Connected, Public

View: Water

Sewer: Public Sewer, Other

Heating: Central

Lot Features: In County

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

Laundry Features: In Garage

Waterfront YN: Yes

Parking Features: Driveway

Attached Garage YN: Yes

Roof: Shingle

Architectural Style: Florida

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Turnkey

Property Details

Subdivision Name: PORT CHARLOTTE SEC 079

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 402231202004

Direction Faces: South

Construction Materials: Block, Stucco

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$869

Tax Legal Description: PORT CHARLOTTE SEC 79 BLK 4676 LT 5
521/07 908/1617 987/1310 1174/671 2866/850 3940/720

Tax Lot: 5

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	12x18	First	18	12
Dining Room	8x10	First	10	8
Primary Bedroom	12x14	First	14	12
Primary Bathroom	5x9	First	9	5
Bedroom 2	10x12	First	12	10
Bedroom 3	10x11	First	11	10
Balcony/Porch/Lanai	10x15	First	15	10
Kitchen	8x10	First	10	8

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Blinds, Storm Window(s)

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom, Thermostat, Vaulted Ceiling(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Available, Electricity Connected, Public

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

Building Details



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ArchitecturalStyle: Florida

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Structures: Workshop

Showing Requirements: Supra Lock Box, Appointment Only,
Call Listing Agent



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