

# 21405 OLEAN BOULEVARD PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



Award-winning Promenades East, recognized two consecutive years (2022 & 2023) as Best Condominium Complex by the Charlotte Award Program. This well-maintained 2-bedroom, 2-bath condominium features a bright, open-concept layout offering comfort, functionality, and easy living. The kitchen is equipped with stainless steel appliances and opens to the main living area, ideal for everyday living or [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 783 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4656496



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4656496>

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## Basics

**Unit Number:** 224

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 953 sq ft

**UnitNumber:** 224

**SubdivisionName:** PROMENADES EAST

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 783 sq ft

**Year built:** 1982

**View:** City

**ListOfficeName:** EXP REALTY LLC

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## Location Details

**Township:** 40S

**Elementary School:** Neil Armstrong Elementary

**High School:** Charlotte High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Port Charlotte Middle

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## Property Features



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**Interior Features:** Open Floorplan, Walk-In Closet(s)

**Flooring:** Carpet, Laminate

**Pool Features:** In Ground

**Spa Features:** Heated, In Ground

**Exterior Features:** Balcony, Sliding Doors, Storage

**Security Features:** Security System, Smoke Detector(s)

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Closet

**Spa YN:** Yes

**Pets Allowed:** Size Limit, Yes

**Roof:** Built-Up, Other

**Architectural Style:** Traditional

**View:** City

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** PROMENADES EAST

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 402222601023

**Direction Faces:** Northeast

**Construction Materials:** Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Security, Sewer, Trash

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Pool

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Elevator(s), Pool, Security, Spa/Hot Tub

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,354

**Tax Legal Description:** PEC 000 0000 0224 PROMENADES EAST UN  
224 722/738 1944/1170 L/E2280/1599 2608/396 CT3710/1817  
3900/1977 3934/2137 4203/196

**Tax Lot:** 224

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## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 1	10x10	First	10	10
Primary Bedroom	12x12	First	12	12
Kitchen	8x10	First	10	8
Living Room	12x15	First	15	12
Balcony/Porch/Lanai	8x15	First	15	8

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Pool

**PoolFeatures:** In Ground

**Features:** Open Floorplan, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Security System, Smoke Detector(s)

**ExteriorFeatures:** Balcony, Sliding Doors, Storage

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

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## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central

**Roof:** Built-up, Other

**NewConstructionYN:** No

**Exterior material:** Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Tenant

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Listing Agent, Listing Agent Must Accompany, See Remarks



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