

# 21536 HOLDERN AVENUE PORT CHARLOTTE FL 33952

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SELLER WILL PAY CLOSING COSTS\*\* PRICED TO SELL\*\*FREE HOME WARRANTY TO THE BUYER\*\*Welcome to 21536 Holdern Ave, Port Charlotte, FL 33952—an exceptional and fully remodeled 3 BEDROOM, 2 BATHROOM home offering unmatched value with NO HOA FEES and located in FLOOD ZONE X—NO FLOOD INSURANCE REQUIRED! This property has been updated from top to bottom, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1049 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRTB8395498



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

[https://www.zillow.com/view-imx/d5d281c1-0ac6-4f44-93cb-c4485f2fa04d?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/d5d281c1-0ac6-4f44-93cb-c4485f2fa04d?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1049 sq ft

**Year built:** 1959

**ListOfficeName:** REAL BROKER, LLC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8381 sq ft

**SubdivisionName:** PORT CHARLOTTE SEC 011

**ListAOR:** mfrmls

## Location Details

**Township:** 40S

**Road Surface Type:** Concrete

**Elementary School:** Peace River Elementary **Middle Or Junior School:** Port Charlotte Middle

**High School:** Port Charlotte High

## Property Features

**Interior Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor

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

**Flooring:** Luxury Vinyl

**Laundry Features:** Laundry Room

**Patio And Porch Features:** Patio

**Exterior Features:** Private Mailbox, Sidewalk

**Roof:** Shingle

**Utilities:** Cable Available, Public

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central



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# Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 011

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 40222229030

**Direction Faces:** North

**Construction Materials:** Block, Concrete

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,414

**Tax Legal Description:** PCH 011 1334 0015 PORT CHARLOTTE SEC11  
BLK1334 LT 15 259/61 720/1604 823/683 1091/1723 1182/443  
1395/366 3526/1033 3210697 3211673

**Tax Lot:** 15

# Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	10.4x16.3	First	16.3	10.4
Kitchen	11x7.11	First	7.11	11
Living Room	20.1x12.1	First	12.1	20.1
Bedroom 1	10.1x11.5	First	11.5	10.1
Bedroom 2	10.1x12.2	First	12.2	10.1



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Mailbox, Sidewalk

**Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available, Public

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Vacant



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