

21623 EDGEWATER DRIVE PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



Welcome to this exquisitely updated 2-bedroom, 2-bathroom home, where luxury meets convenience in a prime sailboat access location. The modern kitchen is a chef's dream, featuring an induction cooktop with a backlit quartz island, WiFi-connected Café appliances, and high-end enamel cabinetry with soft-close drawers. The kitchen and living areas are adorned with elegant travertine tile, [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1286 sq ft



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7497255

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7497255>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1286 sq ft

Year built: 1963

SubdivisionName: PORT CHARLOTTE SEC 040

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 17467 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

Location Details

Township: 40S

Middle Or Junior School: Punta Gorda Middle

Road Surface Type: Paved

High School: Charlotte High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo

Flooring: Tile

Patio And Porch Features: Covered, Deck, Patio, Porch

Pool Features: Gunite, In Ground, Lighting, Salt Water

Waterfront Features: Canal - Brackish

Carport Spaces: 1

Roof: Metal

View: Water

Sewer: Private Sewer

Heating: Central

Appliances: Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room, Outside

Pool Private YN: Yes

Waterfront YN: Yes

Carport YN: Yes

Exterior Features: Storage

Utilities: Cable Connected, Electricity Connected, Water Connected

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: PORT CHARLOTTE SEC 040

Levels: One

Number Of Lots: 1

Construction Materials: Block, Stucco

Parcel Number: 402227427002

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$6,879

Tax Legal Description: PCH 040 2091 0488 PORT CHARLOTTE SEC40 REP BLK2091 LT488 156/75 POA644/1095 DC653/1396 DC726/769 PR83-236 745/288 1007/2116 1691/707 DC1776/272 1785/970 4296/683

Tax Lot: 488

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x12	First	12	15
Bathroom 1	7x4	First	4	7
Living Room	17x15	First	15	17
Kitchen	8x11	First	11	8

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: Yes

ExteriorFeatures: Storage

Utilities: Cable Connected, Electricity Connected, Water Connected

Amenities: Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

PoolFeatures: Gunite, In Ground, Lighting, Salt Water

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Metal

Miscellaneous



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Ownership: Fee Simple **Disclosures:** Lead Paint, Seller Property Disclosure

Occupant Type: Vacant **Showing Requirements:** Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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