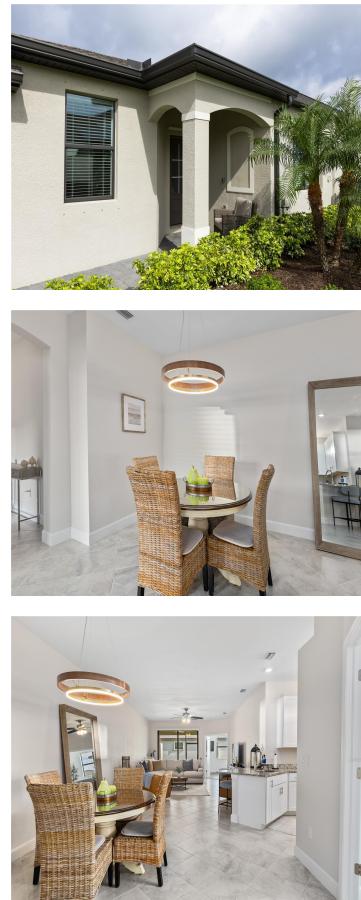


2193 BONITO WAY PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



Price reduced! Welcome to effortless Florida living in this beautifully maintained 2-bedroom, 2-bath villa located in the sought-after community of Biscayne Landing. This move-in ready home offers the perfect blend of comfort, style, and convenience in one of Port Charlotte's fastest-growing areas. Step inside to an open-concept floor plan featuring a bright and spacious living [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1554 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRA4647805



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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.propertypanorama.com/instaview/stellar/A4647805>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 5469 sq ft

SubdivisionName: BISCAYNE LNDG

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1554 sq ft

Year built: 2021

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 40S

Road Surface Type: Asphalt, Paved

Road Responsibility: Public Maintained Road **Elementary School:** Myakka River Elementary

Middle Or Junior School: Murdock Middle

High School: Port Charlotte High

Property Features



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Interior Features: High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Flooring: Ceramic Tile, Hardwood, Tile

Parking Features: Driveway, Garage Door Opener, Off Street

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

Water Source: Public

Cooling: Central Air

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

Laundry Features: Corridor Access, Electric Dryer Hookup, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Security System

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

Sewer: Public Sewer

Heating: Electric

Property Details

Subdivision Name: BISCAYNE LNDG

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 402114108011

Direction Faces: Southwest

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 779

Association Fee Includes:
Cable TV, Internet,
Maintenance Grounds

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, 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 Annual Amount:
\$4,616

Tax Legal Description: BLS 000 0000 0267 BISCAYNE LANDING **Tax Lot:** 267
LOT 267 (5469 SF) 4887/2146 3404426

Rooms

| Room type | Dimensions | Level | Length | Width |
|------------------|------------|-------|--------|-------|
| Kitchen | 10x12 | First | 12 | 10 |
| Living Room | 14.5x20 | First | 20 | 14.5 |
| Dining Room | 8x9 | First | 9 | 8 |
| Den | 13x14 | First | 14 | 13 |
| Primary Bedroom | 9x10 | First | 10 | 9 |
| Bedroom 2 | | First | | |
| Primary Bathroom | | First | | |

Amenities & Features



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Waterfront available: No
AttachedGarageYN: Yes
PoolPrivateYN: No
Security Features: Security System

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air
CommunityFeatures: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks

WindowFeatures: Blinds

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

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

ExteriorFeatures: Hurricane Shutters, Rain Gutters, Sidewalk, Sliding Doors

Features: High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Building Details

NewConstructionYN: No
Exterior material: Block, Stucco
Parking: Driveway, Garage Door Opener, Off-street

Heating: Electric
Roof: Shingle

Miscellaneous

Ownership: Fee Simple
Other Equipment: Irrigation Equipment

Occupant Type: Owner
Showing Requirements: Lockbox, ShowingTime



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