

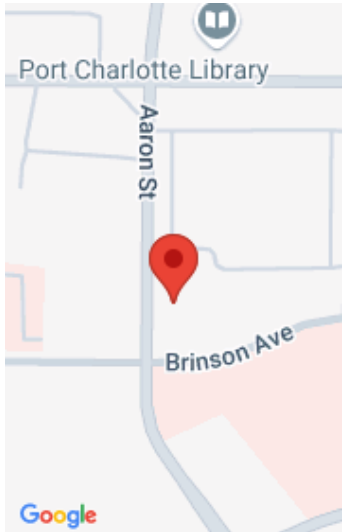
# 2300 AARON STREET PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



Cute as can be and Loaded with Improvements! Move Right In. Enjoy the affordable resort style life in this active 55+ community. The Top Floor End unit condo provides peaceful views, no neighbors above and on one side. There is a full-size elevator available making life easy when returning from shopping. As soon as you [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 672 sq ft



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



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## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7497678

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## Basics

**Unit Number:** 316

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 3 floors

**Lot size, sq ft:** 776 sq ft

**UnitNumber:** 316

**ListOfficeName:** EXP REALTY LLC

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area, sq ft:** 672 sq ft

**Year built:** 1979

**SubdivisionName:** REGENCY HOUSE

**ListAOR:** mfrmls

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## Location Details

**Township:** 40S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Stone Counters, Thermostat

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater

**Flooring:** Luxury Vinyl

**Laundry Features:** Common Area, Same Floor As Condo Unit

**Carport YN:** Yes

**Carport Spaces:** 1

**Pets Allowed:** No

**Exterior Features:** Courtyard, Lighting, Outdoor Grill, Sidewalk, Tennis Court(s)

**Roof:** Membrane

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

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** REGENCY HOUSE

**Parcel Number:** 402215802368

**Levels:** Three Or More

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block

**Listing Terms:** Cash, Conventional

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## Association Information

**Association YN:** Yes

**Association Fee:** 382.32

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities

**Association Amenities:** Elevator(s)

**Community Features:** Deed Restrictions, Pool, Tennis Courts

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:** \$1,126

**Tax Legal Description:** REG 000 0000 0316 REGENCY HOUSE UN 316 622/436 1102/1689 1587/1416 DC1756/638 1756/636 DC3547/385-RCG AFF3599/201 3599/202 L/E3667/1385 L/E3736/1105 DC4134/759-KBT DC4736/866-CDS L/E4736/867

**Tax Lot:** 316

## Rooms

Room type	Level
Living Room	Third
Dining Room	Third
Kitchen	Third
Primary Bedroom	Third
Bathroom 1	Third

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Pool, Tennis Courts

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

**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Courtyard, Lighting, Outdoor Grill, Sidewalk, Tennis Court(s)

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Stone Counters, Thermostat



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Condominium **Disclosures:** Condominium Disclosure Available

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, ShowingTime



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