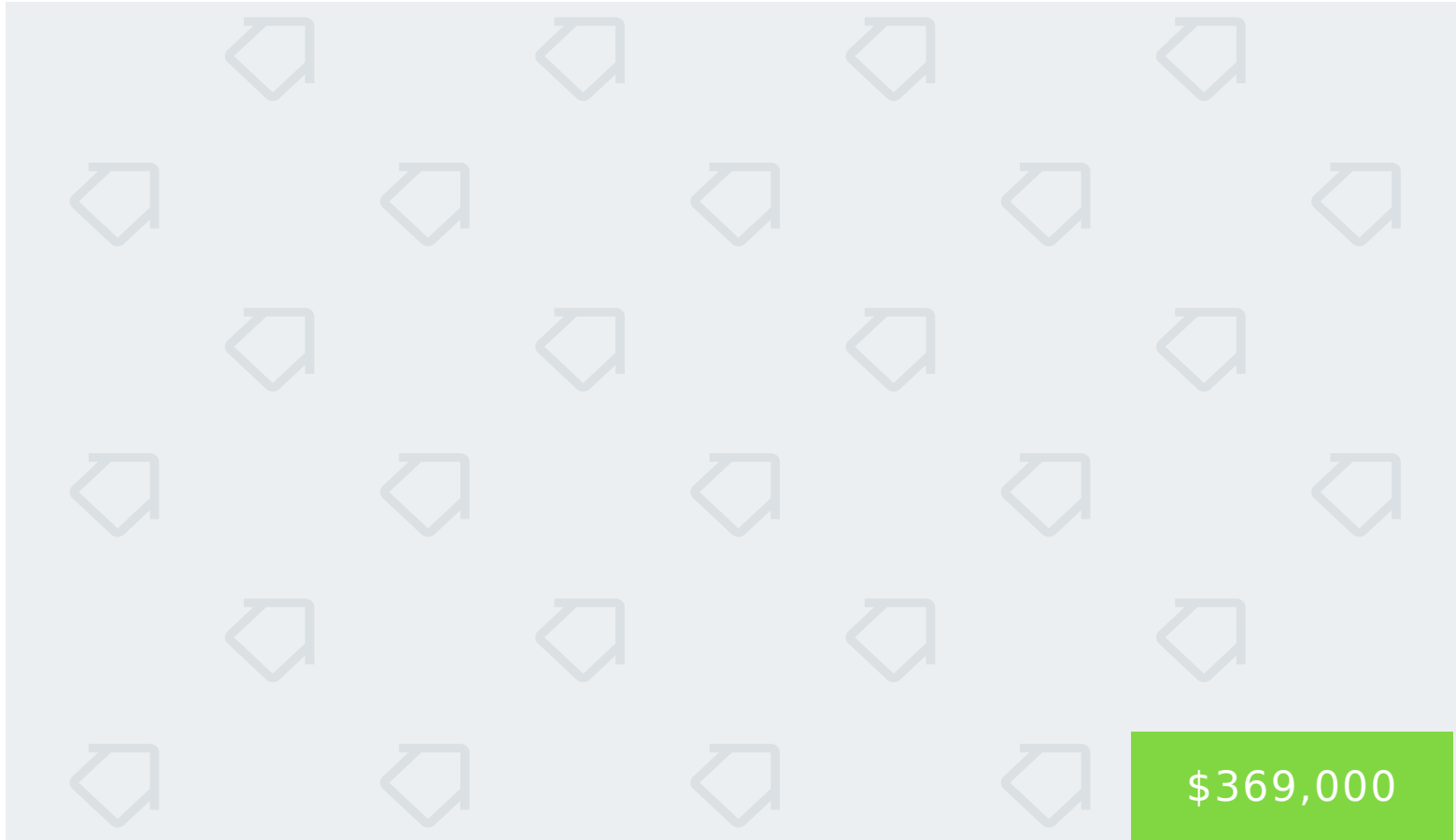


23188 ELMIRA BOULEVARD PORT CHARLOTTE FL 33980

https://candiscarmichael.com



NEW Construction on LARGE 1/3 acre corner lot with IMPACT windows and doors and efficiency upgrades! 3 Bed, 2 Bath, 2 Car Garage home is high and dry and beautifully finished with quartz countertops, German-made wood cabinets, laminate, tile, and high ceilings. Property has plenty of room to add a pool, outdoor entertaining area, detached [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1370 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8536957



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 14296 sq ft

View: Trees/Woods

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1370 sq ft

Year built: 2026

SubdivisionName: PORT CHARLOTTE

GarageSpaces: 2

Location Details

Township: 40

Road Responsibility: Public Maintained Road

Middle Or Junior School: Murdock Middle

Road Surface Type: Asphalt, Paved

Elementary School: Peace River Elementary

High School: Port Charlotte High

Property Features



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THE STANDARD OF EXCELLENCE

Interior Features: High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Laminate, Tile

Patio And Porch Features: Covered, Patio

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Window Features: Storm Window(s), Double Pane Windows, ENERGY STAR Qualified Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Phone Available, Public, Cable Available, Water Connected, Electricity Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Freezer, Ice Maker, Microwave, Range, Refrigerator, Dishwasher, Electric Water Heater

Laundry Features: Laundry Room, Electric Dryer Hookup, Inside, Washer Hookup

Parking Features: Driveway, Garage Door Opener, Off Street

Attached Garage YN: Yes

Exterior Features: Lighting, Sidewalk, Rain Gutters, Sliding Doors

Security Features: Smoke Detector(s)

Architectural Style: Colonial

View: Trees/Woods

Sewer: Septic Tank

Heating: Central, Electric, Heat Pump

Lot Features: In County, Oversized Lot, Paved, Corner Lot

Property Details

Subdivision Name: PORT CHARLOTTE **Parcel Number:** 402224329011

Levels: One

New Construction YN: Yes

Construction Materials: Block

Property Condition: Completed

Direction Faces: South

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Fees&Taxes



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Green Building Info

Green Energy Efficient: Windows, Insulation

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	18x14.5	First	14.5	18
Kitchen	10.5x12.5	First	12.5	10.5
Primary Bedroom	15x12	First	12	15

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

ExteriorFeatures: Lighting, Sidewalk, Rain Gutters, Sliding Doors

Features: High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Storm Window(s), Double Pane Windows, ENERGY STAR Qualified Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Phone Available, Public, Cable Available, Water Connected, Electricity Connected

Amenities: Dishwasher, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Colonial

NewConstructionYN: Yes

Heating: Central, Electric, Heat Pump

Exterior material: Block

Roof: Shingle

Parking: Driveway, Garage Door Opener, Off-street

Miscellaneous

Ownership: Fee Simple **Home Warranty YN:** Yes

Occupant Type: Vacant **Showing Requirements:** See Remarks, ShowingTime, Listing Agent Must Accompany, Appointment Only



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