

# 23465 HARBORVIEW ROAD PUNTA GORDA FL 33980

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Stunning first floor 2BR/2BA condo nestled within a secure, gated community, offering the perfect blend of comfort, style, and convenience. This beautifully maintained home features a spacious open layout illuminated by soft neutral tones, creating a warm and inviting atmosphere throughout. The modern kitchen is designed to [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1405 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4685936



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)





**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Metal

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Closet

**Carport Spaces:** 1

**Exterior Features:** Hurricane Shutters

**Architectural Style:** Florida

**Water Source:** Public

**Cooling:** Central Air, Humidity Control

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** ROLLS LANDING PH 01 BLDG 08

**Parcel Number:** 402225826026

**Levels:** One

**Direction Faces:** Southwest

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee:** 1171

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Special Community Restrictions, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$2,420

**Tax Legal Description:** RLC 001 0008 0814 ROLLS LANDING PH 1 BLDG 8 UN 814 736/1477 887/288 1099/82-L/EST AFF1562/357 1562/359 2262/1038 2262/1040 3467/1319 DC4132/880-GM 4249/616 DC3551116-LCJB DC3551117-JIB PR25-371-JIB LOA3547423

**Tax Lot:** 8

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	16x25	First	25	16
Dining Room	9x11	First	11	9
Kitchen	9x10	First	10	9
Primary Bedroom	12x15	First	15	12
Bedroom 2	11x11	First	11	11
Bathroom 1		First		
Bathroom 2		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Special Community Restrictions, Tennis Court(s)

**Utilities:** Public

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air, Humidity Control

**ExteriorFeatures:** Hurricane Shutters

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Metal

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

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## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Lock Box Coded

**Occupant Type:** Vacant



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