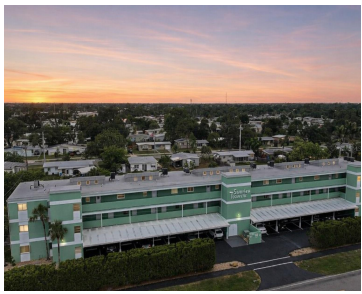


# 2486 CARING WAY PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



\$139,000

One or more photo(s) has been virtually staged. One or more photo(s) was virtually staged...Welcome to Sunrise Towers—the perfect centrally located canal-view condo that truly feels like a townhome. This bright and airy two-story residence is filled with natural light and offers exceptional convenience, with entrances on both the first and second floors and a [...]

- 2 beds
- 3 baths
- Residential
- Condominium
- Active
- 1240 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRN6142416



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/N6142416>

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## Basics

**Unit Number:** 14A

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1240 sq ft

**Year built:** 1981

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 14A

**SubdivisionName:** SUNRISE TOWERS PH 01

**ListAOR:** mfrmls

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## Location Details

**Township:** 40S

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Peace River Elementary **Middle Or Junior School:** Port Charlotte Middle

**High School:** Charlotte High

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Elevator, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Porch, Rear Porch, Screened

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Membrane

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Parking Features:** Covered, Guest

**Carport Spaces:** 1

**Exterior Features:** Balcony, Hurricane Shutters, Lighting, Sliding Doors

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** SUNRISE TOWERS PH 01

**Levels:** Two

**Foundation Details:** Block, Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 402215751005

**Direction Faces:** East

**Construction Materials:** Concrete

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Buyer Approval Required

**Association Fee:** 540

**Association Fee Includes:** Common Area Taxes, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Sewer, Trash, Water

---

## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual  
Amount:** \$2,773

**Tax Legal Description:** STC 001 0000 014A SUNRISE TOWERS PH 1 UN 14-A  
729/1064 1002/35 1178/589 1735/74 DC2450/9-LCK OR2568/771 3072/602  
3840/157 3840/156 4146/1682 AFF3374136 AFF3374137 3374138 3374139

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x12	First	12	15
Kitchen	10x8	First	8	10
Primary Bedroom	14x13	Second	13	14
Primary Bedroom 2	12x10	Second	10	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required

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

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Hurricane Shutters, Lighting, Sliding Doors

**Features:** Ceiling Fans(s), Elevator, Stone Counters, Walk-In Closet(s)

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Concrete

**Parking:** Covered, Guest

**Heating:** Electric

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Supra Lock Box

**Occupant Type:** Vacant



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