

# 2554 AMBROSE LANE PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Price Reduced!!! Take a look at this charming 3 bedroom, 1 bath home that's been tastefully updated! Through the beautiful front door, you'll be greeted by a spacious living area filled with natural light and ceramic tile throughout. No carpet here! The kitchen was recently remodeled with [...]

- 3 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 1183 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4667047



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4667047>

## Basics

**Bathrooms Full:** 1

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 1 bath

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1183 sq ft

**Lot size, sq ft:** 7500 sq ft

**Year built:** 1960

**SubdivisionName:** PORT CHARLOTTE SEC 045

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 40S

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Public Maintained Road

**Elementary School:** Peace River Elementary

**Middle Or Junior School:** Port Charlotte Middle

**High School:** Port Charlotte High

## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters

**Flooring:** Ceramic Tile

**Parking Features:** Covered

**Carport Spaces:** 1

**Exterior Features:** Hurricane Shutters, Lighting, Private Mailbox, Sidewalk

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Outside, Washer Hookup

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Level

## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 045

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 402215306011

**Direction Faces:** South

**Construction Materials:** Block

**Property Condition:** Completed

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,058

**Tax Legal Description:** PCH 045 2835 0002 PORT CHARLOTTE SEC45  
BLK2835 LT 2 401/649 538/105 DC891/77 AFF1651/1191 1651/1192  
CONT1666/942 2262/2004 2285/1706 2349/1757 3973/1883 4032/1823  
4406/1396 4965/1539 3357957

**Tax Lot:** 2

## Rooms



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Room type	Dimensions	Level	Length	Width
Dinette	8x10	First	10	8
Living Room	15x20	First	20	15
Kitchen	10x12	First	12	10
Primary Bedroom	13x12	First	12	13
Bedroom 2	12x11	First	11	12
Bedroom 3	10x10	First	10	10
Family Room	13x11	First	11	13

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Hurricane Shutters, Lighting, Private Mailbox, Sidewalk

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Refrigerator

## Building Details



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**New Construction YN:** No

**Exterior material:** Block

**Parking:** Covered

**Heating:** Central, Heat Pump

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Lockbox



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