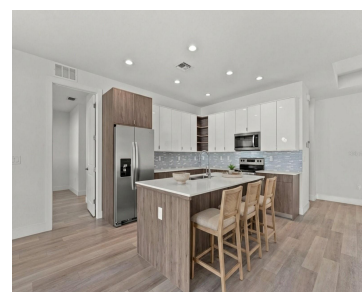
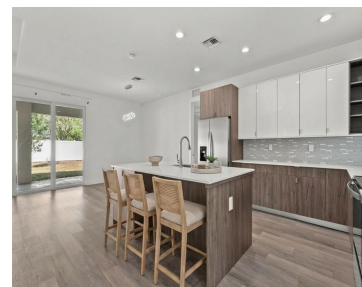


# 2711 ATWATER DRIVE NORTH PORT FL 34288

<https://candiscarmichael.com>



This 3-bedroom, 2-bathroom house on CITY WATER (not well) offers clean modern design, quality craftsmanship, and move-in-ready convenience. The open-concept layout is filled with natural light and enhanced by high ceilings and luxury vinyl plank flooring throughout, creating a bright and inviting atmosphere. The kitchen is designed for entertaining with quartz countertops, soft-close cabinetry, stainless [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1715 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4679726



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



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1715 sq ft

**Year built:** 2023

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10701 sq ft

**SubdivisionName:** PORT CHARLOTTE SUB 21

**GarageSpaces:** 3

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## Location Details

**Township:** 39S

**Elementary School:** Atwater Bay Elementary

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Coffered Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl, Tile

**Garage YN:** Yes

**Garage Spaces:** 3

**Roof:** Metal

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer, Water Softener

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Exterior Features:** Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

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

**Sewer:** Septic Tank

**Heating:** Central

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SUB 21

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 1136099418

**Direction Faces:** Southeast

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

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** LOT 18 BLK 994 21ST ADD TO PORT CHARLOTTE, CORRECTIVE ORI 2007169487

**Tax Annual Amount:**  
\$5,143

**Tax Lot:** 18

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	12x32	First	32	12
Kitchen	11x12	First	12	11
Primary Bedroom	14x15	First	15	14
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11
Laundry	5x15	First	15	5
Dining Room	11x12	First	12	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Coffered Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer, Water Softener



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## Building Details

**NewConstructionYN:** No

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

**Heating:** Central

**Roof:** Metal

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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