

2750 ABBOTSFORD STREET NORTH PORT FL 34287

<https://candiscarmichael.com>



Luxury Lakefront Pool Home on Double Lot | Flood Zone X | Smart Home | Turnkey Discover luxury, privacy, and stunning lakefront views in this beautifully updated nearly 2,200 sq ft pool home situated on an oversized 20,000 sq ft double lot. This 3-bedroom + den, 2-bathroom, 2-car garage residence offers the perfect blend of [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2184 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7518950



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://youtu.be/5HiX40e4hTs>

Basics

Bathrooms Full: 2	Date added: Added 4 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 3 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Floors: 1 floor
Area, sq ft: 2184 sq ft	Lot size, sq ft: 20000 sq ft
Year built: 1993	SubdivisionName: 1629 - PORT CHARLOTTE SUB 39 REPLAT OF TRACT B
ListOfficeName: EXP REALTY LLC	GarageSpaces: 2
ListAOR: mfrmls	

Location Details

Road Surface Type: Paved	Elementary School: Cranberry Elementary
Middle Or Junior School: Heron Creek Middle	High School: North Port High

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Wet Bar

Flooring: Tile

Pool Private YN: Yes

Spa YN: Yes

Waterfront YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Fire Pit, French Doors, Garden, Playground, Private Entrance, Private Mailbox, Rain Gutters, Sliding Doors

Security Features: Closed Circuit Camera(s), Security Lights, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fiber Optics, Phone Available

Sewer: Septic Tank

Heating: Heat Pump, Heat Recovery Unit

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Filtration System

Laundry Features: Inside, Laundry Room

Pool Features: Child Safety Fence, Deck, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

Spa Features: Heated, In Ground

Waterfront Features: Canal - Freshwater, Lake Front, Lake Privileges

Fireplace Features: Electric, Wood Burning

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Window Features: Skylight(s), Blinds, Drapes, ENERGY STAR Qualified Windows, Low-Emissivity Windows, Storm Window(s)

Water Source: Canal/Lake For Irrigation, Well

Cooling: Central Air, Attic Fan

Furnished: Negotiable

Property Details

Subdivision Name: 1629 - PORT CHARLOTTE SUB 39 REPLAT
OF TRACT B

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, Owner Financing, VA
Loan

Parcel Number: 0991190936

Direction Faces: West

Construction Materials: Block

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount:
\$3,169

Tax Legal Description: LOTS 36 & 37, BLK 1909, REPLAT OF
TRACT B, 39TH ADD TO PORT CHARLOTTE

Tax Lot: NA

Green Building Info

Green Water Conservation: Efficient Hot Water Distribution **Green Energy Efficient:** Appliances, Doors, HVAC, Thermostat, Water Heater, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x14	First	14	17
Bathroom 1	15x13	First	13	15
Bathroom 2	7x12	First	12	7
Bedroom 1	11x15	First	15	11
Bedroom 2	11x14	First	14	11
Den	17x15	First	15	17
Foyer	8x8	First	8	8
Florida Room	20x12	First	12	20
Kitchen	13x10	First	10	13
Laundry	7x10	First	10	7
Living Room	23x17	First	17	23
Dining Room	11x12	First	12	11
Dinette	8x9	First	9	8

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

WindowFeatures: Skylight(s), Blinds, Drapes, ENERGY STAR Qualified Windows, Low-Emissivity Windows, Storm Window(s)

PoolFeatures: Child Safety Fence, Deck, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Electric, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Wet Bar, Wood Burning

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air, Attic Fan

Security Features: Closed Circuit Camera(s), Security Lights, Smoke Detector(s)

ExteriorFeatures: Fire Pit, French Doors, Garden, Playground, Private Entrance, Private Mailbox, Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fiber Optics, Phone Available

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Filtration System

Building Details

NewConstructionYN: No **Heating:** Heat Pump, Heat Recovery Unit

Exterior material: Block **Roof:** Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Fire Pit, Playground, Private Entrance

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Listing Agent, Listing Agent Must Accompany



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