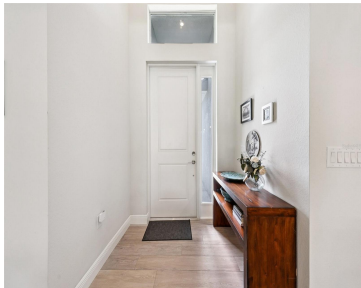


295 RAVENSWOOD BOULEVARD PORT CHARLOTTE FL 33954

https://candiscarmichael.com



\$339,000



Sellers willing to contribute \$5,000 to buyers for closing costs, or rate buy down with acceptable offer!! Welcome to your Florida retreat—where serenity, style, and smart living come together in this meticulously maintained 3-bedroom, 2-bath home featuring a dedicated DEN/OFFICE, spacious 2-car garage, and picturesque canal frontage. Located with easy access to both US-41 and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1665 sq ft



Courtesy of

**Listing Office:** BHHS FLORIDA PROPERTIES GROUP

**Status:** Active

**Office ID:** MFR260017433

**MLS ID:** MFRTB8411246



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## Description

**Virtual Tour:** <https://youtu.be/vITm5OaZPAk>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10000 sq ft

**View:** Water

**ListOfficeName:** BHHS FLORIDA PROPERTIES GROUP

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1665 sq ft

**Year built:** 2023

**SubdivisionName:** PORT CHARLOTTE SEC 017

**GarageSpaces:** 2

---

## Location Details

**Township:** 40S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Walk-In Closet(s)

**Flooring:** Vinyl

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sliding Doors

**Roof:** Shingle

**View:** Water

**Sewer:** Septic Tank

**Heating:** Central, Electric

**Appliances:** Dishwasher, Microwave, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Waterfront Features:** Canal - Brackish

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Utilities:** Electricity Connected

**Water Source:** Well

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 017

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 402205301004

**Direction Faces:** East

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,983

**Tax Legal Description:** PCH 017 0987 0037 PORT CHARLOTTE SEC17 BLK987 LT 37 580/470 NT2412/1602-JPN 2412/1603 2486/1951 4832/1224 DC3413362-EJB SR AFF3413365 3413366

**Tax Lot:** 37

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	12x9	First	9	12
Living Room	16x21	First	21	16
Bonus Room	10x10	First	10	10
Primary Bedroom	15x13	First	13	15
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting, Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Connected

**Amenities:** Dishwasher, Microwave, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, See Remarks, ShowingTime



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