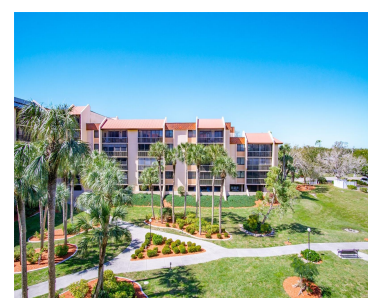
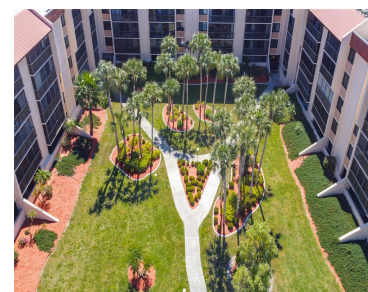
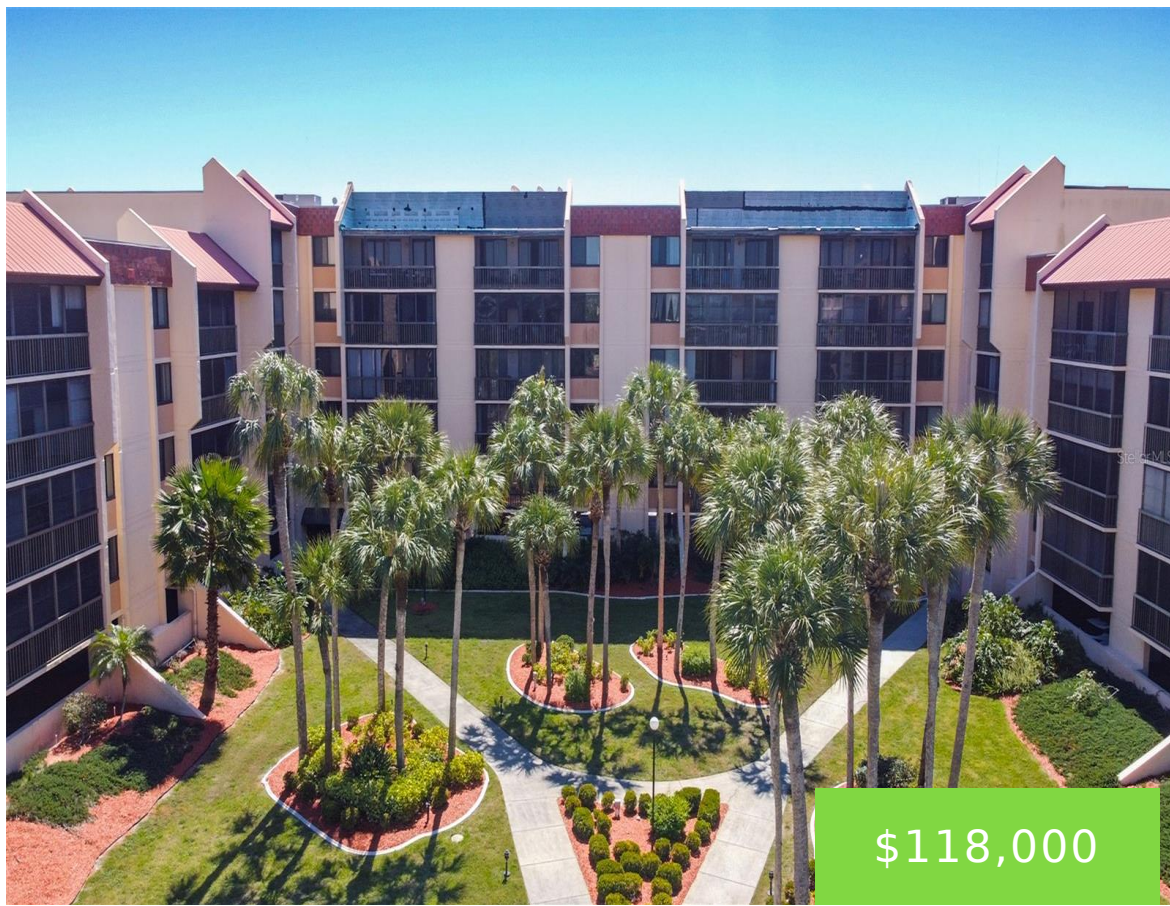


# 3006 CARING WAY PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome to Promenades West, one of Port Charlotte's most established and centrally located condominium communities. This mid-rise building offers secure, low-maintenance living with excellent access to shopping, dining, medical facilities, and the best of Southwest Florida. This 5th-floor unit features a bright, open layout with great natural [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 783 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRC7517510



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/C7517510>

---

## Basics

**Unit Number:** 523

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 5 floors

**Lot size, sq ft:** 949 sq ft

**UnitNumber:** 523

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 783 sq ft

**Year built:** 1981

**SubdivisionName:** PROMENADES WEST

**GarageSpaces:** 1

---

## Location Details

**Township:** 40

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Living Room/Dining Room Combo

**Flooring:** Carpet

**Parking Features:** Assigned, Ground Level

**Attached Garage YN:** Yes

**Pets Allowed:** No

**Roof:** Other

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

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

**Laundry Features:** Laundry Closet

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Balcony, Sliding Doors, Tennis Court(s)

**Utilities:** Cable Available, Public

**Sewer:** Public Sewer

**Heating:** Electric

---

## Property Details

**Subdivision Name:** PROMENADES WEST

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 402222526029

**Direction Faces:** East

**Construction Materials:** Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Elevators, Lobby Key Required, Tennis Court(s)

**Association Fee:** 382.81

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Recreational Facilities

**Community Features:** Buyer Approval Required, Clubhouse, Pool, Tennis Court(s)

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,524

**Tax Legal Description:** PWC 000 0000 0523 PROMENADES WEST UN  
523 689/824 1166/2112 1461/1674 1783/911 UNREC DC-EJK  
PR2020-1096-EAK LOA4664/287

**Tax Lot:** 523

---

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Dining Room	First
Primary Bedroom	First
Bedroom 2	First
Primary Bathroom	First
Bathroom 2	First

---

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Pool, Tennis Court(s)

**Utilities:** Cable Available, Public

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sliding Doors, Tennis Court(s)

**Features:** Living Room/Dining Room Combo

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Assigned, Ground Level

**Heating:** Electric

**Roof:** Other

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Combination Lock Box

**Occupant Type:** Owner



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE