

3072 MAUCK TERRACE PORT CHARLOTTE FL 33981
<https://candiscarmichael.com>



\$899,999



Experience a rare waterfront oasis at the end of a quiet cul-de-sac! This stunning 3BR, 2.5BA home spans 2,189 SQ FT, offering unmatched panoramic views of the canal and Myakka River from every living area. Boasting a massive 190' seawall, the exterior is a certified fortress: new 24-gauge standing seam metal roof, James Hardie siding, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2189 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRA4692787



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://www.homes.com/property/3072-mauck-terrace-port-charlotte-fl/5vmrqj9wd6fsz/?dk=v4pw30x5j969j>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 16511 sq ft

SubdivisionName: PORT CHARLOTTE SEC 060

GarageSpaces: 3

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2189 sq ft

Year built: 1989

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 40S

Road Surface Type: Asphalt

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets

Flooring: Tile

Pool Private YN: Yes

Waterfront YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Garden, Hurricane Shutters, Lighting, Outdoor Shower, Private Mailbox, Rain Gutters

Window Features: ENERGY STAR Qualified Windows

Water Source: Public

Cooling: Central Air, Zoned

Furnished: Negotiable

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

Laundry Features: Inside

Pool Features: Heated, Screen Enclosure, Solar Cover

Waterfront Features: River Front

Fireplace Features: Wood Burning

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Metal

Utilities: BB/HS Internet Available, Public

Sewer: Septic Tank

Heating: Central, Zoned

Property Details

Subdivision Name: PORT CHARLOTTE SEC 060 **Parcel Number:** 402119206002

Levels: One

Direction Faces: Northwest

Foundation Details: Slab

Construction Materials: Cement Siding, Frame

Listing Terms: Cash, Conventional, VA Loan

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,162

Tax Legal Description: PCH 060 1998 0179 PORT CHARLOTTE SEC60 BLK1998 LT179 145/541 814/1246 1167/2190 UNREC DC-MARIE 2551/1089 3232/1962 3671/1223 3812/830 4361/495

Tax Lot: 179



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Rooms

Room type	Dimensions	Level	Length	Width
Dining Room	12x12	First	12	12
Great Room	18x19	First	19	18
Kitchen	15x13	First	13	15
Primary Bedroom	16x12	First	12	16
Primary Bathroom		First		
Bedroom 2	12x12	First	12	12
Bedroom 3	12x12	First	12	12
Balcony/Porch/Lanai	52x12	First	12	52

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

WindowFeatures: ENERGY STAR Qualified Windows

PoolFeatures: Heated, Screen Enclosure, Solar Cover

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Wood Burning

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air, Zoned

ExteriorFeatures: Garden, Hurricane Shutters, Lighting, Outdoor Shower, Private Mailbox, Rain Gutters

Utilities: BB/HS Internet Available, Public

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

Building Details

NewConstructionYN: No

Exterior material: Cement Siding, Frame

Heating: Central, Zoned

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Listing Agent Must Accompany, ShowingTime



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