

3215 BROOKLYN AVENUE PORT CHARLOTTE FL 33952

https://candiscarmichael.com



X FLOOD ZONE + FRESHWATER WATERFRONT LIVING! Welcome to your own slice of the Florida lifestyle in this beautifully updated 3-bedroom, 2-bath home with a versatile BONUS ROOM and PRIVATE DOCK in Port Charlotte! Step inside to a bright, inviting floor plan featuring luxury vinyl plank flooring in all three bedrooms and tile throughout the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1998 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7531370



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7531370>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1998 sq ft

Year built: 2019

SubdivisionName: PORT CHARLOTTE SEC 007

GarageSpaces: 2

Date added: Added 2 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 12672 sq ft

View: Trees/Woods, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 40S

Road Surface Type: Asphalt, Paved

Elementary School: Peace River Elementary

Middle Or Junior School: Port Charlotte Middle

High School: Charlotte High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Front Porch, Rear Porch, Screened

Waterfront Features: Canal - Freshwater

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Lighting, Private Mailbox, Private Yard, Rain Gutters

Window Features: Blinds

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

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cleared, Private, Paved

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Architectural Style: Ranch

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: PORT CHARLOTTE SEC 007 **Parcel Number:** 402223257016

Levels: One

Direction Faces: Northeast

Number Of Lots: 1

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$5,888

Tax Legal Description: PCH 007 0515 0043 PORT CHARLOTTE SEC7 BLK515 LT43 490/396 788/1720 1742/1618 3878/1853 3914/318 4340/1489 4350/1666 4436/725 4807/688 3348186

Tax Lot: 43

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x18	First	18	10
Living Room	13x15	First	15	13
Dining Room	10x12	First	12	10
Primary Bedroom	13x16	First	16	13
Bathroom 2	10x13	First	13	10
Bedroom 3	12x13	First	13	12
Bonus Room	10x13	First	13	10

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Blinds

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

Amenities: Dishwasher, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Lighting, Private Mailbox, Private Yard, Rain Gutters

Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Ranch

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Private Yard **Showing Requirements:** Supra Lock Box, ShowingTime



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