

# 3295 BROOKLYN AVE PORT CHARLOTTE FL 33952

<https://candiscarmichael.com>



\$279,900

Welcome to this light, bright, and spacious waterfront home that instantly makes you feel at home. Filled with custom updates throughout, this property offers the perfect balance of comfort, style, and functionality. Enjoy peace of mind with a durable metal roof and fully paid solar panels, which keep the FPL bill to only \$30 a [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1700 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFRC7514898



### Call us now

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/C7514898>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1700 sq ft

**Year built:** 1994

**SubdivisionName:** PORT CHARLOTTE SEC 7

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

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

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Road Surface Type:** Concrete

**Elementary School:** Peace River Elementary

**Middle Or Junior School:** Port Charlotte Middle

**High School:** Charlotte High

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

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

**Spa Features:** Above Ground

**Waterfront Features:** Canal - Saltwater

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

**Window Features:** Skylight(s), Window Treatments

**Utilities:** BB/HS Internet Available, Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Paved

**Appliances:** Refrigerator

**Laundry Features:** Other

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Boat, Driveway, Garage Door Opener, Parking Pad

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Metal

**Architectural Style:** Ranch

**Vegetation:** Trees/Landscaped

**Water Source:** Canal/Lake For Irrigation

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 7

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 402223257006

**Direction Faces:** West

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,614

**Tax Legal Description:** PCH 007 0515 0033 PORT CHARLOTTE SEC7  
BLK515 LT 33 260/634 931/1958 PR90-548 1294/102 0 CT2026/40  
2070/1181 2305/559

**Tax Lot:** 33

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## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	12x13	First	13	12
Bedroom 3	10x11	First	11	10
Dining Room	7x9	First	9	7
Family Room	26x12	First	12	26
Kitchen	8x9	First	9	8
Living Room	14x18	First	18	14
Primary Bedroom	14x18	First	18	14
Balcony/Porch/Lanai	14x18	First	18	14

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## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Spa Features:** Above Ground

**ExteriorFeatures:** Lighting

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s), Window Treatments

**Utilities:** BB/HS Internet Available, Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Water Connected

**Amenities:** Refrigerator

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## Building Details

**ArchitecturalStyle:** Ranch **NewConstructionYN:** No

**Heating:** Central, Electric **Exterior material:** Block, Stucco

**Roof:** Metal **Parking:** Boat, Driveway, Garage Door Opener, Parking Pad

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Other, See Remarks



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