

4108 ABBOTSFORD STREET NORTH PORT FL 34287

<https://candiscarmichael.com>



Price Improvement-A rare waterfront opportunity offering a clean, move-in ready home with major updates already completed. Enjoy peace of mind with big-ticket improvements already done, including a NEW roof (2024), NEW backyard fence (2024), NEW HVAC (2025), water heater (2022), and water filtration system (2022). A GE washer (2023) is also included for added convenience. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1235 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRA4679342



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4679342>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1235 sq ft

Year built: 1980

SubdivisionName: PORT CHARLOTTE SUB 55

GarageSpaces: 1

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 11250 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 39S

Road Surface Type: Asphalt

Elementary School: Cranberry Elementary

Middle Or Junior School: Heron Creek Middle

High School: North Port High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile, Concrete, Vinyl

Patio And Porch Features: Covered, Patio, Screened

Waterfront Features: Canal Front

Garage YN: Yes

Garage Spaces: 1

Fencing: Fenced, Other

Window Features: Aluminum Frames, Blinds

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

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: FloodZone

Appliances: Dishwasher, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Purifier

Laundry Features: Electric Dryer Hookup, In Garage, Washer Hookup

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Ground Level

Attached Garage YN: Yes

Exterior Features: Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

Architectural Style: Ranch

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: PORT CHARLOTTE SUB 55

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0992275932

Direction Faces: West

Construction Materials: Stucco, Frame

Association Information

Community Features: Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,835

Tax Legal Description: LOT 32 BLK 2759 55TH ADD TO PORT CHARLOTTE

Tax Lot: 32

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x13	First	13	10
Great Room	29x13	First	13	29
Primary Bedroom		First		

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Street Lights

ExteriorFeatures: Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Aluminum Frames, Blinds

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

Amenities: Dishwasher, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Purifier



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Building Details

ArchitecturalStyle: Ranch **NewConstructionYN:** No

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

Roof: Shingle

Parking: Driveway, Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, 24 Hour Notice,
Appointment Only



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