

4250 OAK TERRACE CIRCLE PORT CHARLOTTE FL 33953

<https://candiscarmichael.com>



Under Construction. Located in the desirable 55+ community of Tree Tops, this brand-new construction home offers quality craftsmanship, thoughtful design, and strong value. Features include impact-resistant windows and doors, a well-appointed kitchen with 42" cabinetry and soft-close drawers, designer light fixtures, detailed trim work, and durable luxury vinyl flooring throughout. The open layout provides comfortable [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1426 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRC7520405



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7520405>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 5300 sq ft

SubdivisionName: TREE TOPS AT RANGER POINT

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1426 sq ft

Year built: 2024

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 40

Road Surface Type: Asphalt

Elementary School: Liberty Elementary **Middle Or Junior School:** Murdock Middle

High School: Port Charlotte High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Thermostat, Walk-In Closet(s)

Flooring: Luxury Vinyl, Tile

Parking Features: Off Street

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Electric

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Electric Dryer Hookup, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Window Features: Storm Window(s)

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: TREE TOPS AT RANGER POINT

Levels: One

New Construction YN: Yes

Builder Model: Generation 2

Construction Materials: Block, Stucco

Property Condition: Under Construction

Parcel Number: 402128180016

Direction Faces: East

Builder Name: Locam Holdings, LLC

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Clubhouse, Pool, Tennis Court(s)

Association Fee: 170

Association Amenities: Clubhouse, Shuffleboard Court, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$402

Tax Legal Description: THE TREE TOPS AT RANGER POINT PHASE 1 LT 27
E1164/561 1505/1096 1542/394 1778/140 CT1830/2050 1842/1559
2124/487 2188/140 2578/1160 3374/658 CT3612/1432 TD3789/498
3843/1054 4113/118 4136/1502 4290/163 TXD4677/1945 3195459
3248551

Tax Lot: 27

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	14x20	First	20	14
Kitchen	13x12	First	12	13
Dining Room	9x10	First	10	9
Primary Bedroom	12x17	First	17	12
Bedroom 2	13x10	First	10	13
Bedroom 3	11x11	First	11	11
Laundry	7x11	First	11	7

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Pool, Tennis Court(s)

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Storm Window(s)

Utilities: Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: Yes

Exterior material: Block, Stucco

Parking: Off-street

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, ShowingTime



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