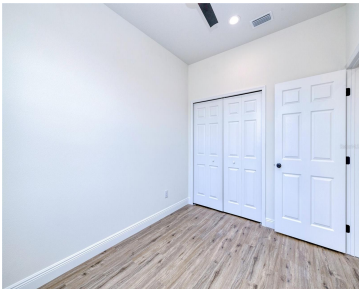
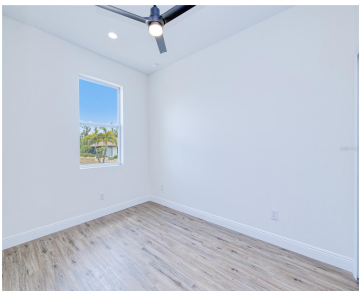


4290 OAK TERRACE CIRCLE PORT CHARLOTTE FL 33953

https://candiscarmichael.com



One or more photo(s) has been virtually staged. Welcome to this BRAND-NEW CONSTRUCTION home in the highly sought-after Tree Tops at Port Charlotte, a 55+ community offering resort-style living. This beautifully upgraded home features impact-resistant windows and doors for safety and energy efficiency. Enjoy a gourmet kitchen with premium 42" soft-close cabinetry, quartz countertops, a [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1451 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7509349



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## Description

### Virtual Tour:

[https://www.zillow.com/view-imx/a0d88de7-ec60-49cb-8c14-cea329a32ece/?utm\\_source=captureapp](https://www.zillow.com/view-imx/a0d88de7-ec60-49cb-8c14-cea329a32ece/?utm_source=captureapp)

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5299 sq ft

**SubdivisionName:** TREE TOPS AT RANGER POINT

**GarageSpaces:** 2

**Date added:** Added 15 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1451 sq ft

**Year built:** 2024

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 40S

**Road Surface Type:** Concrete

**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), Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

**Patio And Porch Features:** Covered, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Sliding Doors

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Laundry Room, Washer Hookup

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

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** TREE TOPS AT RANGER POINT **Parcel Number:** 402128180024

**Levels:** One

**Direction Faces:** East

**New Construction YN:** Yes

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee:** 170

**Association Fee Frequency:** Monthly

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

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



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# Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$720

Tax Lot: 19

Tax Legal Description: TTT 001 0000 0019 THE TREE TOPS AT RANGER POINT PHASE 1 LT 19 E1164/561 1505/1096 1542/394 1778/140 CT1830/2050 1842/1559 2124/489 2188/140 2578/1160 3374/658 CT3612/1432 TD3787/1391 TD4147/1823 4165/743 CD4836/1804 4851/62 4938/2060

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	23x12	First	12	23
Primary Bedroom	12x15	First	15	12
Primary Bathroom	12x17	First	17	12
Bedroom 2	12x12	First	12	12
Bedroom 3	8x12	First	12	8
Dining Room	10x9	First	9	10
Laundry	9x7	First	7	9
Kitchen	10x11	First	11	10
Bathroom 2	8x5	First	5	8

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Pool, Tennis Court(s)

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Private Mailbox, Sliding Doors

**Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Supra Lock Box, ShowingTime

**Occupant Type:** Vacant



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