

# 45 TILLMAN STREET PORT CHARLOTTE FL 33954

<https://candiscarmichael.com>



Welcome to Blueberry Bungalow, a thoughtfully designed coastal retreat where craftsmanship, comfort and character come together beautifully. Tucked away yet close to everything Port Charlotte has to offer, this canalfront home feels peaceful and private while still being minutes from shopping, dining, medical facilities and everyday conveniences. Custom built by the highly respected Thornberry Custom [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1393 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRC7520423



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/C7520423>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1393 sq ft

**Year built:** 2018

**SubdivisionName:** PORT CHARLOTTE SEC 019

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

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

**View:** Trees/Woods, Water

**ListOfficeName:** REAL BROKER, LLC

## Location Details

**Township:** 40S

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Public Maintained Road

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Sauna, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Patio, Porch, Rear Porch, Screened, Side Porch, Wrap Around

**Waterfront Features:** Canal - Freshwater

**Fireplace Features:** Family Room, Gas

**Roof:** Metal

**Architectural Style:** Bungalow

**Vegetation:** Fruit Trees, Mature Landscaping, Trees/Landscaped, Wooded

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Accessibility Features:** Accessible Bedroom, Accessible Doors, Accessible Full Bath, Accessible Hallway(s)

**Appliances:** Convection Oven, Dishwasher, Dryer, Gas Water Heater, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Room, Same Floor As Condo Unit, Washer Hookup

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Exterior Features:** Lighting, Outdoor Shower, Private Mailbox, RV Hookup, Sauna, Sliding Doors

**Window Features:** Storm Window(s)

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Propane, Public, Water Available, Water Connected

**View:** Trees/Woods, Water

**Sewer:** None

**Heating:** Central, Electric, Natural Gas, Propane

**Lot Features:** Cleared, Drainage Canal, Landscaped, Oversized Lot, Paved

## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 019

**Levels:** One

**Builder Name:** Thornberry Custom Builders

**Foundation Details:** Slab, Stem Wall

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

**Parcel Number:** 402204128002

**Direction Faces:** East

**Builder Model:** Custom

**Construction Materials:** Cement Siding, Frame

**Property Condition:** Completed



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# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,090

**Tax Legal Description:** PCH 019 0876 0041 PORT CHARLOTTE  
SEC19 BLK876 LT 41 486/320 983/2161 1176/16511195/1374  
4155/339

**Tax Lot:** 41

# Rooms

Room type	Level
Great Room	First
Dinette	First
Kitchen	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Laundry	First
Sauna	First



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**WindowFeatures:** Storm Window(s)

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Propane, Public, Water Available, Water Connected

**Amenities:** Convection Oven, Dishwasher, Dryer, Gas Water Heater, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Outdoor Shower, Private Mailbox, RV Hookup, Sauna, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Family Room, Gas, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Sauna, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

## Building Details

**ArchitecturalStyle:** Bungalow

**Heating:** Central, Electric, Natural Gas, Propane

**Roof:** Metal

**NewConstructionYN:** No

**Exterior material:** Cement Siding, Frame

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** RV Hookup **Showing Requirements:** Supra Lock Box, ShowingTime



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