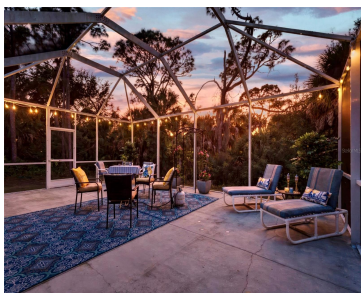


45 TILLMAN STREET PORT CHARLOTTE FL 33954

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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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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