

6195 KEVITT BOULEVARD PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



Homes like this are seldom available in this highly sought-after community, making this a truly special opportunity. Situated on an oversized lot with just a limited number of homes surrounding the lake, this 4-bedroom, 3-bath residence offers 2,367 sq ft of spacious living, a 3-car garage, and stunning expansive lake views. Enjoy added privacy and [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2367 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRD6146761



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: https://youtu.be/5nA_6_AotHw

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 15399 sq ft

View: Park/Greenbelt, Pool, Trees/Woods, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2367 sq ft

Year built: 2005

SubdivisionName: LAKE MARLIN

GarageSpaces: 3

Location Details

Township: 41

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Elementary School: Myakka River Elementary

Middle Or Junior School: L.A. Ainger Middle

High School: Lemon Bay High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Covered, Front Porch, Patio

Pool Features: Child Safety Fence, Gunite, Heated, In Ground, Lighting, Screen Enclosure

Waterfront Features: Lake Front

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Lighting, Private Entrance, Private Mailbox, Sliding Doors

Security Features: Secured Garage/Parking, Smoke Detector(s)

Architectural Style: Coastal, Florida

View: Park/Greenbelt, Pool, Trees/Woods, Water

Sewer: Holding Tank

Heating: Central, Electric, Heat Pump

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

Laundry Features: Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

Pool Private YN: Yes

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Golf Cart Parking, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Drapes, Window Treatments

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Public, Sewer Connected, Water Connected

Water Source: Canal/Lake For Irrigation

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: LAKE MARLIN

Levels: One

Number Of Lots: 1

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 412106256004

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association Information

Association YN: Yes

Association Fee: 800

Association Fee Frequency: Annually

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$5,242

Tax Legal Description: LAM 000 0000 0010 LAKE MARLIN LT 10
1997/734 2508/749 3926/886 3498133

Tax Lot: 10

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	18x18	First	18	18
Kitchen	14x10	First	10	14
Primary Bedroom	22x15	First	15	22
Dining Room		First		
Primary Bedroom 2		First		
Primary Bathroom		First		
Bedroom 3	14x11	First	11	14
Bedroom 4	12x11	First	11	12
Bathroom 3		First		

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Secured Garage/Parking, Smoke Detector(s)

ExteriorFeatures: Hurricane Shutters, Lighting, Private Entrance, Private Mailbox, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Public, Sewer Connected, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Drapes, Window Treatments

PoolFeatures: Child Safety Fence, Gunitite, Heated, In Ground, Lighting, Screen Enclosure

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Coastal, Florida **NewConstructionYN:** No

Heating: Central, Electric, Heat Pump **Exterior material:** Block, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Golf Cart Parking, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Private Entrance

Showing Requirements: Supra Lock Box, Appointment Only, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE