

# 7328 HEDWIG COURT PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



**\$143,000**

Paradise awaits! This 1Bd/Ba 624 SF mobile home is in the highly desirable waterfront community -VHL where you OWN the land. No land lease and no age restrictions! 2 pools (one heated), BBQ area, rec hall, craft rm, fitness center, laundry, tennis, pickleball, shuffleboard, access to 2 storage lots, boats slips, private ramp, lawn maintenance [...]

- 1 bed
- 1 bath
- Residential
- Manufactured Home
- Active
- 624 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Office ID:** MFR279508652

**Status:** Active

**MLS ID:** MFRO6289810



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 1

**Category:** Manufactured Home

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Lot size, sq ft:** 5414 sq ft

**SubdivisionName:** VILLAGE HOL LAKE 01 **ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

**Date added:** Added 2 days ago

**Type:** Residential

**Bathrooms:** 1 bath

**Area, sq ft:** 624 sq ft

**Year built:** 1981

## Location Details

**Township:** 41

**Road Surface Type:** Paved

## Property Features

**Interior Features:** Living Room/Dining Room Combo, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl

**Pets Allowed:** No

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Laundry Closet

**Exterior Features:** Storage

**Utilities:** Cable Available, Electricity Connected

**Sewer:** Public Sewer

**Heating:** Central

## Property Details



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**Subdivision Name:** VILLAGE HOL LAKE 01

**Parcel Number:** 412109334002

**Levels:** One

**Direction Faces:** East

**Foundation Details:** Stilt/On Piling

**Construction Materials:** Vinyl Siding

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

## Association Information

**Association YN:** Yes

**Association Fee:** 140

**Association Fee Frequency:** Monthly

**Community Features:** Pool

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,094

**Tax Legal Description:** VHL 000 0020 0034 VILLAGE OF HOL LAKE 1ST  
REP BLK20 LT 34 RP191514 667/1974 1269/221 1429/687 1531/225  
AFF3562/1937-JMS 3562/1939 4026/638 NT3214819-RS 3214823

**Tax Lot:** 34

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x10	First	10	14
Dining Room		First		
Living Room		First		
Kitchen		First		



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Pool

**Utilities:** Cable Available, Electricity Connected

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Storage

**Features:** Living Room/Dining Room Combo, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**Amenities:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Call Listing Agent



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