

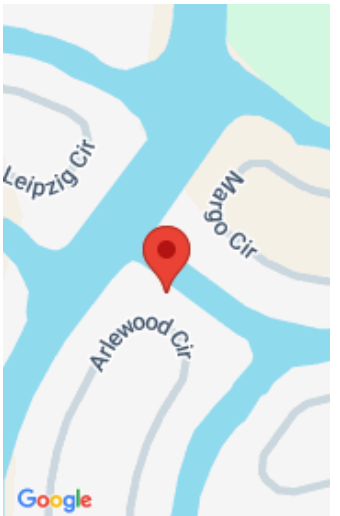
8178 ARLEWOOD CIRCLE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



Welcome to this stunning 3 bed, 2 bath, over 2,000 sq ft pool home located on the canal! Your own personal tropical paradise includes a Southern view from the back. No damage or flooding from recent hurricanes. Sailboat water allows for quick entry for almost any boat. This home is gorgeous right from the moment [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2088 sq ft



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Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8302154

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8302154>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2088 sq ft

Year built: 2006

SubdivisionName: PORT CHARLOTTE SEC 093

GarageSpaces: 3

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 13798 sq ft

View: Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 41S

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Window Treatments

Flooring: Ceramic Tile

Patio And Porch Features: Covered, Patio, Screened

Pool Features: Deck, Gunite, Heated, In Ground, Lighting, Screen Enclosure

Waterfront Features: Canal - Saltwater, Canal Front

Garage YN: Yes

Garage Spaces: 3

Fencing: Fenced

Window Features: Blinds, Double Pane Windows, Shutters, Window Treatments

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: FloodZone, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

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

Pool Private YN: Yes

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Off Street, Workshop in Garage

Attached Garage YN: Yes

Exterior Features: Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Shade Shutter(s), Sliding Doors, Storage

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Available, Water Connected

Water Source: Canal/Lake For Irrigation, Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: PORT CHARLOTTE SEC 093

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 412115131005

Direction Faces: South

Construction Materials: Block, Stucco



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Fees&Taxes

Tax Year: 2023

Tax Annual
Amount: \$9,121

Tax Legal Description: PCH 093 4972 0035 PORT CHARLOTTE SEC93
BLK4972 LT 35 727/1399 1605/2052 PR10-1345-SBF DC3509/1259-SBF
AGR4156/2101 4557/1009 4737/1125

Tax Lot: 35

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x18	First	18	12
Bedroom 2	14x18	First	18	14
Bedroom 3	13x18	First	18	13
Primary Bathroom		First		
Bathroom 2		First		
Living Room		First		
Kitchen		First		

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

WindowFeatures: Blinds, Double Pane Windows, Shutters, Window Treatments

PoolFeatures: Deck, Gunite, Heated, In Ground, Lighting, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Shade Shutter(s), Sliding Doors, Storage

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Available, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Off-street, Workshop in Garage

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Appointment Only, Lock Box Coded, ShowingTime

Disclosures: Seller Property Disclosure

Other Structures: Shed(s), Storage



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