

# 8601 CALUMET BOULEVARD PORT CHARLOTTE FL 33981

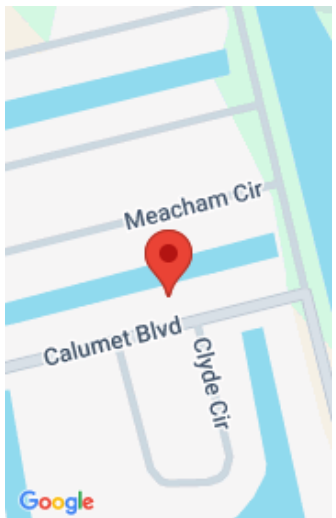
<https://candiscarmichael.com>



**\$799,000**

Under Construction. Under Construction: Welcome to your brand-new, custom-built waterfront oasis in Port Charlotte! This stunning home offers breathtaking water views and the ultimate canal-front living experience. With a seawall already in place, this property is a boater's dream, providing effortless access to open waters. The Tavernier model features 4 spacious bedrooms, 3 luxurious baths, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2404 sq ft



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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# Courtesy of

**Listing Office:** REALTY ONE GROUP SUNSHINE

**Status:** Active

**Office ID:** MFR260032920

**MLS ID:** MFRU8253951

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9999 sq ft

**SubdivisionName:** PORT CHARLOTTE SEC 093

**GarageSpaces:** 2

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2404 sq ft

**Year built:** 2024

**ListOfficeName:** REALTY ONE GROUP  
SUNSHINE

**ListAOR:** mfrmls

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## Location Details

**Township:** 41S

**Elementary School:** Myakka River Elementary

**High School:** Lemon Bay High

**Road Surface Type:** Asphalt

**Middle Or Junior School:** L.A. Ainger Middle

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## Property Features



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**Interior Features:** Ceiling Fans(s)

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Flooring:** Luxury Vinyl, Tile

**Laundry Features:** Laundry Room

**Waterfront YN:** Yes

**Waterfront Features:** Canal - Saltwater

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Irrigation System

**Roof:** Shingle

**Utilities:** Electricity Available, Public

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

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## Property Details

**Subdivision Name:** PORT CHARLOTTE SEC 093

**Parcel Number:** 412115255017

**Levels:** One

**Direction Faces:** South

**New Construction YN:** Yes

**Builder Name:** Coastal Pointe Homes

**Builder Model:** TAVERNIER

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

**Listing Terms:** Cash, Conventional, Lease Purchase, Owner Financing

**Property Condition:** Under Construction

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## Association Information

**Association YN:** Yes

**Association Fee:** 120

**Association Fee Frequency:** Annually

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:**  
\$2,925

**Tax Legal Description:** PCH 093 4972 0069 PORT CHARLOTTE  
SEC93 BLK4972 LT 69 737/2113 2350/800 2418/640 2691/1492  
3508/491 CD3517/1423 4810/880

**Tax Lot:** 69

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x14	First	14	16
Primary Bathroom		First		
Kitchen	17x11	First	11	17
Living Room	17x16	First	16	17

## Amenities & Features

**Waterfront available:** Yes

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Irrigation System

**Utilities:** Electricity Available, Public

**Features:** Ceiling Fans(s)

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** Yes

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Shingle



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# Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** 24 Hour Notice



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