#### 9151 MELODY CIRCLE PORT CHARLOTTE FL 33981

https://candiscarmichael.com









Short Sale. SHORT SALE! Looking for your Florida dream home? This spacious, well-maintained 3 bed, 3 bath PLUS office PLUS flexspace home with 2,522 sq ft under air offers comfort, style, and the laid-back coastal lifestyle Florida is known for. Set on a private 10,000 sq ft lot in the popular waterfront community of South [...]

- 3 beds
- 3 baths
- Residentia
- Single Family Residence
- Active
- 2522 sq ft



### **Courtesy of**

**Listing Office:** EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRD6142925



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# **Description**

Virtual Tour: https://funkypalmproductions.hd.pics/9151-Melody-Cir/idx

#### **Basics**

Bathrooms Full: 3

**Category:** Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 10000 sq ft

**SubdivisionName:** SOUTH GULF COVE

**GarageSpaces:** 2

Date added: Added 3 hours ago

**Type:** Residential

Bathrooms: 3 baths

Area, sq ft: 2522 sq ft

Year built: 2007

ListOfficeName: EXP REALTY LLC

**ListAOR:** mfrmls

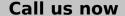
#### **Location Details**

Township: 41S Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

## **Property Features**





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**Interior Features:** Ceiling Fans(s), High Ceilings, Split Bedroom, Stone Counters, Walk-In Closet(s),

Window Treatments

Flooring: Vinyl

Patio And Porch Features: Covered, Front

Porch, Porch, Rear Porch, Screened

**Pool Features:** Fiberglass **Attached Garage YN:** Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Fencing: Fenced

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Mini Sewer,

Public, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

**Appliances:** Microwave, Refrigerator, Wine Refrigerator

Wine Refrigerator

**Laundry Features:** Inside, Laundry Room

Pool Private YN: Yes

Garage YN: Yes
Garage Spaces: 2

Exterior Features: Hurricane Shutters,

Private Mailbox

Roof: Shingle

Vegetation: Mature Landscaping

Sewer: Holding Tank, Public Sewer

**Heating:** Central, Electric

Lot Features: FloodZone, Near Golf

Course, Near Marina, Paved

### **Property Details**

Subdivision Name: SOUTH GULF COVE

Levels: One

Foundation Details: Slab

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

**Parcel Number:** 412121211003

**Direction Faces:** Northwest

Construction Materials: Block, Stucco

#### **Association Information**

**Association YN:** Yes

**Association Fee Frequency:** Annually

Association Amenities: Park, Playground,

**Recreation Facilities** 

**Association Fee: 120** 

Association Fee Includes: Recreational

**Facilities** 

**Community Features: Park** 



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Fees&Taxes

Tax Year: 2024 Tax Annual Amount:

\$7,568

Tax Legal Description: PCH 071 4348 0007 PORT CHARLOTTE SEC71 Tax Lot: 7

BLK4348 LT7 3256/2133 DC4842/1477-DSH 4842/1576 4955/279 3278

#### **Rooms**

Room type	Dimensions	Level	Length	Width
Dining Room	17x15	First	15	17
Office	13x12	First	12	13
Kitchen	20x19	First	19	20
Primary Bedroom	13x20	First	20	13
Great Room	19x16	First	16	19
Bedroom 2	12x13	First	13	12
Bedroom 3	12x10	First	10	12
Den	17x15	First	15	17

### **Amenities & Features**



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Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: Yes

**CommunityFeatures:** Park

PoolFeatures: Fiberglass

**Features:** Ceiling Fans(s), High Ceilings, Split Bedroom, Stone Counters, Walk-In Closet(s),

Window Treatments

GarageYN: Yes
FireplaceYN: No

Cooling: Central Air

**ExteriorFeatures:** Hurricane Shutters, Private

Mailbox

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Mini Sewer,

Public, Water Connected

Amenities: Microwave, Refrigerator, Wine

Refrigerator

### **Building Details**

NewConstructionYN: No Heating: Central, Electric

**Exterior material:** Block, Stucco **Roof:** Shingle

#### **Miscellaneous**

Equipment

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Showing Requirements: Supra Lock Box, 24 Hour

Notice, Appointment Only, See Remarks





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