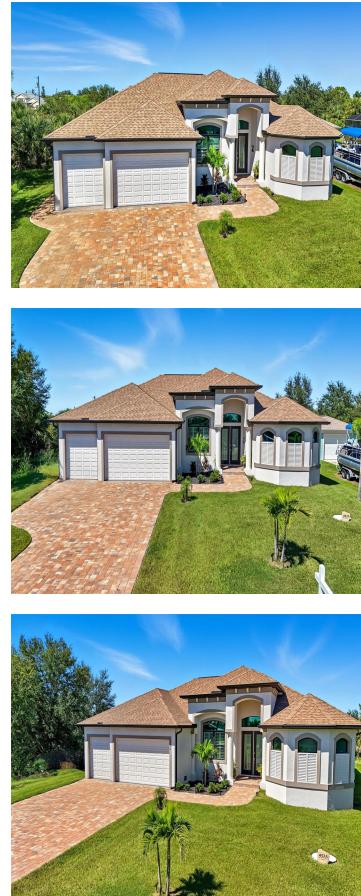


9533 ARNAZ CIRCLE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



Built in 2023, this immaculate home offers soaring 14-ft ceilings, abundant natural light, and refined details throughout. The chef's kitchen boasts Brazilian granite, Italian tile, GE Profile appliances, and a custom wood-tone range hood. The primary suite features a tray ceiling, pool access, and a spa-like bath with Roman shower, dual heads, and soaking tub. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2167 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRC7515735



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2167 sq ft

Year built: 2023

SubdivisionName: PORT CHARLOTTE SEC 081

GarageSpaces: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 10000 sq ft

View: Pool, Trees/Woods

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 41S

Road Surface Type: Paved

Elementary School: Myakka River Elementary **Middle Or Junior School:** L.A. Ainger Middle

High School: Lemon Bay High

Property Features



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Interior Features: Ceiling Fans(s), Coffered Ceiling(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Covered, Patio, Screened

Pool Features: In Ground, Outside Bath Access, Pool Alarm, Screen Enclosure

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Sliding Doors

Window Features: Shutters

View: Pool, Trees/Woods

Sewer: Holding Tank

Heating: Central

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Range, Range Hood, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Private YN: Yes

Parking Features: Golf Cart Garage

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Fiber Optics

Water Source: Public

Cooling: Central Air

Lot Features: Landscaped

Property Details

Subdivision Name: PORT CHARLOTTE SEC 081

Levels: One

Builder Name: DM Dean Custom Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 412121480015

Direction Faces: East

Builder Model: 2098

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Includes: None

Community Features: Clubhouse, Deed Restrictions, Golf Carts OK, Playground, Wheelchair Access

Association Fee Frequency:
Annually

Association Amenities: Clubhouse, Fence Restrictions



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$6,764

Tax Legal Description: PCH 081 4502 0002 PORT CHARLOTTE
SEC81 BLK4502 LT 2 601/1886 994/1830 1163/192 2419/942
2419/943 4769/237

Tax Lot: 2

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	19x17	First	17	19
Office	11x11	First	11	11
Kitchen	13x19	First	19	13
Dinette	13x13	First	13	13
Primary Bedroom	15x17	First	17	15
Primary Bathroom		First		
Bedroom 2	12x14	First	14	12
Bedroom 3	12x11	First	11	12
Bathroom 2		First		
Balcony/Porch/Lanai	30x11	First	11	30

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Deed Restrictions, Golf Carts OK, Playground, Wheelchair Access

ExteriorFeatures: French Doors, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Fiber Optics

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Shutters

PoolFeatures: In Ground, Outside Bath Access, Pool Alarm, Screen Enclosure

Features: Ceiling Fans(s), Coffered Ceiling(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Golf Cart Garage

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, ShowingTime



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