

9685 ARNAZ CIRCLE PORT CHARLOTTE FL 33981

<https://candiscarmichael.com>



\$489,900



Your slice of Southwest Florida living awaits in this gorgeous and well-maintained 3-bedroom, 2-bath home with a bonus room and 2-car garage, located in the highly sought-after South Gulf Cove community. This inviting home is beautifully furnished, with furnishings negotiable, making it an easy move-in-ready option. The open layout features ceramic tile flooring throughout the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2375 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRC7519251



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7519251>

Basics

Bathrooms Full: 2

Date added: Added 1 day ago

Category: Single Family Residence

Type: Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 2375 sq ft

Lot size, sq ft: 10490 sq ft

Year built: 2006

SubdivisionName: PORT CHARLOTTE SEC 081

ListOfficeName: EXP REALTY LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 41S

Road Surface Type: Paved

Road Responsibility: Public Maintained Road **Elementary School:** Myakka River Elementary

Middle Or Junior School: L.A. Ainger Middle **High School:** Lemon Bay High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Covered, Enclosed, Patio, Screened

Pool Features: Gunite, Heated, In Ground, Salt Water, Screen Enclosure

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Window Features: Blinds

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Corner Lot, Landscaped, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Lighting, Private Mailbox, Private Yard, Sliding Doors, Storage

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: PORT CHARLOTTE SEC 081

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 412121480001

Direction Faces: West

Construction Materials: Block, Stucco

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Clubhouse, Park, Playground

Association Fee: 10

Association Amenities: Basketball Court, Clubhouse, Park, Playground

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$5,251

Tax Legal Description: PCH 081 4502 0010 PORT CHARLOTTE
SEC81 BLK4502 LT 10 600/1281 912/169 997/1170 1080/357
TD1830/2082 4628/960

Tax Lot: 10

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x20	First	20	12
Primary Bathroom		First		
Bedroom 2	10x13	First	13	10
Bedroom 3	10x11	First	11	10
Living Room	17x17	First	17	17
Kitchen	9x16	First	16	9
Bonus Room	11x15	First	15	11
Laundry		First		

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Park, Playground

ExteriorFeatures: Hurricane Shutters, Lighting, Private Mailbox, Private Yard, Sliding Doors, Storage

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

PoolFeatures: Gunite, Heated, In Ground, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Showing Requirements: Combination Lock Box, See Remarks, ShowingTime

Occupant Type: Owner

Other Structures: Shed(s)



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

