

9685 ARNAZ CIRCLE PORT CHARLOTTE FL 33981

https://candiscarmichael.com



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

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7519251



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

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

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2375 sq ft

**Year built:** 2006

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10490 sq ft

**SubdivisionName:** PORT CHARLOTTE SEC 081

**GarageSpaces:** 2

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## 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

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## Property Features



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**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

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## 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

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Park,  
Playground

**Association Fee:** 10

**Association Amenities:** Basketball Court,  
Clubhouse, Park, Playground

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## 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

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## Rooms



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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



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**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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## 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)



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