



D5776940 2389 CANNOLOT BLVD, PORT CHARLOTTE

County: Charlotte County	Zip Code: 33948-3409	Unit #:	Status: Active
Sub. Name: PORT CHARLOTTE SEC 21			List Price: \$ 97,900
Beds: 3	Baths: 2	SqFt Heated: 1,200	Sold Price:
Private Pool: Y, In Ground, Screen Enclosure			Year Built: 1980
Property: , Single Family Home			Special Sale: REO/Bank Owned
Total Acreage: Up to 10889 Sq. Ft.	Total SqFt: 1668	Pets Y/N: Y	ADOM: 30
Location: Street Paved, In County			CDOM: 3

Water front pool home with dock priced to sell. Sold as is, proof of funds with all offers and/or preapproval, Listen to the calm breeze as you enjoy your waterfront canal home in a prime location, delight in your Florida dream home becoming a reality, garage converted to living space, open floor plan for your lifestyle, hurry and call this home today! Seller does not provide survey, room sizes estimated, seller provides prompt response.

Land, Site and Tax Information

SE/TP/RG: 18-40-22	Subdivision #: PCH	Section #: 21	Block/Parcel: 316	Lot#: 48	Front Exposure:
Tax ID: 402218404004		Alt.Key/Folio#:	Additional Parcel:	Mill Rate: 15.941700	Lot # 48
Taxes: \$2,566.00	Tax Year: 2009	Homestead:	Other Exemptions:	CDD:	Annual CDD Fee:
Legal Description: PORT CHARLOTTE SEC21 BLK316 LT 48 472/86 629/987 758/598 1353/1017 DC1361/883 DC3352/1061-AM					
Ownership: Fee Simple	Complex/Community Name:		Book/Page:	Floor #:	
MH Make:	Zoning: RSF3.5	Future Land Use: 0100	Zoning Comp.:	Min Lease:	Lease # Per Year:
Lot Dimensions: 80.0X125.0	Lot Size (Acres): 0.23	Lot Size (SqFt): 10,001			
Water Frontage: Canal-Salt	Water Access: Canal-Salt			Water Name:	
Water View: Canal	Water Extras:			Waterfront Feet:	

Interior Information

Living Room: 18X12	Master Br.: 12X12	5th Bedroom:	Great Room:	Study / Den:
Family Room:	2nd Bedroom: 12X11	Studio:	Air Conditioning: Central	
Kitchen: 12X10	3rd Bedroom:	Dinette:	Heat & Fuel:	
Dining Room:	4th Bedroom:	Bonus Room: 16X12	Floor Covering:	
Fireplace: N -		Balcony/Porch	Security System:	
Utilities Data: County Water, Electric				
Interior Layout: Living/Dining Room Combo				
Interior Features: Unfurnished, Smoke Alarm(s)				
Master Bath:				
Appliances Incl:				
Kitchen:	Additional Rooms: Bonus Room			

Exterior Information

Ext. Construction: Block	Style:	Pool: In Ground, Screen Enclosure
Exterior Features: Patio/Porch Screened		
Garage/Carport: None Drive Space Garage Conversion Parking Pad	Roof:	

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:	# of Pets:	Max Pet Weight:	Pet Restrictions:
HOA / Comm Assn:	HOA Fee:	HOA Payment Schedule:	Mo. Maint. \$(addition to HOA):
Elementary:	Middle or Junior:		High:

Realtor Info

For more information on this or any other properties

please contact:

JENNIFER PESCE

PARADISO REALTY, INC.

Direct: 941-475-7545

Office: 941-475-7545



jennifer@hulaparadiso.com
WWW.PARADISOREALTY.COM



Directions: Cochran to Cannolot Blvd, Cannolot south to property