



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:

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Directions: Cochran to Cannolot Blvd, Cannolot south to property