



D5778996 **5417 CHURCHILL RD, PORT CHARLOTTE**

County: Charlotte County Zip Code: 33981-5008 Unit #: Status: Active
 Sub. Name: PORT CHARLOTTE SEC 52 List Price: \$ 115,000
 Beds: 4 Baths: 2 SqFt Heated: 1,915 Sold Price:
 Private Pool: N, Year Built: 2006
 Property: One Story, Single Family Home Special Sale: REO/Bank Owned
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2540 Pets Y/N: Y ADOM: 3
 Construction Status: Proj. Comp. Date: CDOM: 3
 Location: Corner Lot, In County, Street Paved

Calendar Days 1-7: No offers will be considered for the first 7 calendar days a home is listed. The date the property is listed is counted as day 1. **Seller will not entertain any offers until the 8th listing day at which time ONLY offers from NSP Buyers Calendar Days 1-7: No offers Municipalities, Non-Profit Organization Municipalities, Non-profit organizations and Owner-occupants. Calendar Days 13+: We will consider offers from all buyers. On the 13th listing day Offers from all Buyers will be reviewed. **4 bedroom home on a corner...watch the sunshine brighten your day and light up your living and dining room...the kitchen overlooks the great room for your fun and family time activities...good sized bedrooms and a screened lanai overlooking the garden is a place where you can relax and enjoy the colors of the sky at sunset. Sold "as is", proof of funds w/ all offer w/in last 30 days or preapproval, seller does not provide survey, priced great and priced to sell, open floor plan allows for you to customize the space to fit your needs and lifestyle.

Land, Site and Tax Information						
SE/TP/RG: 32-40-21	Subdivision #: PCH	Section #: 52	Block/Parcel: 1722	Lot#: 14	Front Exposure: East	
Tax ID: 402132410011	Alt.Key/Folio#:	Additional Parcel:	Mill Rate: 16.139500	Lot # 14		
Taxes: \$2,765.00	Tax Year: 2009	Homestead: Other Exemptions:	CDD: Annual CDD Fee:			
Legal Description: PORT CHARLOTTE SEC52 BLK1722 LT 14 966/320 1121/1512 1405/1242 2598/1470 2637/1560 2930/2078						
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:	Lot Size(Acres): 0.23	Lot Size(SqFt): 9,866				
Water Frontage:	Water Access:		Water Name:			
Water View:	Water Extras:		Waterfront Feet:			

Interior Information						
Living Room: 12X11	Master Br.: 11X10	5th Bedroom:	Great Room: 16X14	Study / Den:		
Family Room:	2nd Bedroom: 14X12	Studio:	Air Conditioning: Central			
Kitchen: 14X10	3rd Bedroom: 10X10	Dinette:	Heat & Fuel: Central, Fuel - Electric			
Dining Room: 09X08	4th Bedroom: 09X09	Bonus Room:	Floor Covering: Ceramic Tile, Carpet			
Fireplace: N -	Balcony/Porch 12X10	Security System:				
Utilities Data: Electric	Interior Layout: Formal Dining Room Separate, Formal Living Room Separate, Great Room, Mstr Bedroom Downstairs, Open Plan, Volume Ceilings, Split Bedroom					
Interior Features: Cath/Vaul Ceil, Unfurnished, Wshr/Dryr Hkup	Master Bath: Tub with Separate Shower Stall					
Appliances Incl: Kitchen: Breakfast Bar	Additional Rooms: Inside Utility					

Exterior Information			
Ext. Construction: Block, Stucco	Style:	Pool:	
Exterior Features: Patio/Porch Screened		Dimensions:	Roof: Shingle
Garage/Carport: 2 Car Garage Attached			

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



Directions: Gillot to Norlander, east to corner of Churchill & Norlander

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PORT CHARLOTTE, FL 33981-5008
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