

12185 PATTERSON AVE  
PORT CHARLOTTE

Zip Code: 33981

\$ 3,000

MLS #: D5779884



Status: Active  
Subdivision: PORT CHARLOTTE SEC 56  
County: CH  
Property Style: Single Family Use  
Zoning: RSF3.5  
Subdivision Section #: 56  
Block/Parcel: 1832  
Lot #: 17  
Lot Size (SqFt): 9997  
Lot Size (Acres): 0.23  
Additional Parcel?: N  
Num of Add Parcels:  
Community Name: GULF COVE  
Short Legal: PCH 056 1832 0017

Remarks: THIS LOT IS CURRENTLY IN A SCRUB JAY REVIEW AREA, AND IS PRICED ACCORDINGLY. GOOD OPPORTUNITY FOR FUTURE INVESTMENT. LOCATED IN POPULAR GULF COVE SUBDIVISION. PUBLIC WATER, AND OTHER HOMES CLOSE BY. CONVENIENTLY LOCATED FOR ALL LOCAL AMENITIES.

Front Footage: 80  
Front Exposure: North  
Location: Street Paved

Lot Dimensions 80 X 125  
Total Acreage: Up to 10,889 Sq. Ft.  
Community Feat: Community Boat Ramp, Water Access  
No Deed Restriction

Waterfront? Y/N:  
Water Name:  
Waterfront type

Waterfrontage:  
Water Type:  
Water Extras:

Utilities Available: Public Water, Septic System Required Electric Avail on Site Telephone

HOA Fee Required:  
HOA Fee:  
HOA Payment Schedule: Annual

Taxes: \$ 268  
Tax Year: 2,009

Elementary: Myakka River Elementar Middle/Jr: L.A. Ainger Middle High: Lemon Bay High

Directions: FROM SR776 GO NORTH ON DAVID. CROSS CANAL, THEN TAKE 1ST LEFT ON FORESMAN. RIGHT ON KENNEL, LEFT ON DUBARRY, RIGHT ON MURPHY. TAKE 2ND LEFT ON PATTERSON. THIS LOT IS ON THE LEFT, NEXT TO CORNER.

12039 VAN LOON AVE  
PORT CHARLOTTE

Zip Code: 33981

\$ 5,400

MLS #: D5775430



Status: Active  
Subdivision: PORT CHARLOTTE SEC 72  
County: CH  
Property Style: Single Family Use  
Zoning: RSF3.5  
Subdivision Section #: 72  
Block/Parcel: 3820  
Lot #: 13  
Lot Size (SqFt): 12366  
Lot Size (Acres): 0.28  
Additional Parcel?: N  
Num of Add Parcels:  
Community Name: EAST ENGLEWOOD  
Short Legal: PCH 072 3820 0013

Remarks: NICE, OVERSIZED CORNER LOT IN STILL-DEVELOPING AREA. NEWER HOMES NEARBY. QUICK ACCESS TO SR776 EAST-WEST CORRIDOR, AND ALL LOCAL AMENITIES. OPPORTUNITY AS FUTURE INVESTMENT.

Front Footage: 100  
Front Exposure: East  
Location: Corner Lot/Unit, Oversized Lot Street Paved

Lot Dimensions 100 X 125 APPROX.  
Total Acreage: 1/4 Acre to 1/2 Acre  
Community Feat: No Deed Restriction

Waterfront? Y/N:

Water Name:

Waterfront type

Waterfrontage:

Water Type:

Water Extras:

Utilities Available: Well Required, Septic System Required

HOA Fee Required: N

HOA Fee:

HOA Payment Schedule:

Taxes: \$ 377

Tax Year: 2,009

Elementary: Myakka River Elementar

Middle/Jr: L.A. Ainger Middle

High: Lemon Bay High

Directions: FROM SR776 GO NORTH ON DAVID. TAKE 9TH LEFT ON VAN LOON. 2ND LEFT ON FEISE. THIS LOT IS THE SW CORNER. SEE MAP FOR EXACT LOCATION.

12443 APPLEBERG CIR  
PORT CHARLOTTE

Zip Code: 33981

\$ 6,900

MLS #: D5777623



Status: Active  
Subdivision: PORT CHARLOTTE SEC 95  
County: CH  
Property Style: Single Family Use  
Zoning: RSF3.5  
Subdivision Section #: 95  
Block/Parcel: 5076  
Lot #: 17  
Lot Size (SqFt): 10001  
Lot Size (Acres): 0.23  
Additional Parcel?: N  
Num of Add Parcels:  
Community Name: SOUTH GULF COVE  
Short Legal: PCH 095 5076 0017

Remarks: THIS STANDARD LOT IS IN A STILL DEVELOPING AREA, AND IT BACKS UP TO A GREENBELT AREA. NEWER HOMES CLOSE BY. QUIET, YET CONVENIENT FOR 776 EAST-WEST CORRIDOR AND LOCAL AMENITIES. MINUTES FROM SHOPPING, GOLF, FISHING, ETC.

Front Footage: 80  
Front Exposure: North  
Location: Street Paved, Greenbelt  
Lot Dimensions: 80 X 125  
Total Acreage: Up to 10,889 Sq. Ft.  
Community Feat: No Deed Restriction

Waterfront? Y/N:  
Water Name:  
Waterfront type  
Waterfrontage:  
Water Type:  
Water Extras:

Utilities Available: Well Required, Septic System Required Electric Avail on Site Telephone

HOA Fee Required:  
HOA Fee:  
HOA Payment Schedule:  
Taxes: \$ 373  
Tax Year: 2,009

Elementary: Myakka River Elementar Middle/Jr: L.A. Ainger Middle High: Lemon Bay High

Directions: FROM SR776 GO NORTH ON WILMINGTON, OPPOSITE HOME DEPOT. LEFT ON BUFFING, THEN 2ND. RIGHT ON CARLSON. AT END, TURN LEFT. THIS LOT IS ON THE LEFT, 3RD. FROM CORNER.

12052 KARNEY AVE  
PORT CHARLOTTE

Zip Code: 33981

\$ 6,900

MLS #: D5779608



Status: Active  
Subdivision: PORT CHARLOTTE SEC 56  
County: CH  
Property Style: Single Family Use  
Zoning: RSF3.5  
Subdivision Section #: 56  
Block/Parcel: 1935  
Lot #: 2  
Lot Size (SqFt): 19998  
Lot Size (Acres): 0.46  
Additional Parcel?: Y  
Num of Add Parcels: 1  
Community Name: GULF COVE  
Short Legal: PCH 056 1935 0002/3

Remarks: TWO-LOT PACKAGE OFFERED AT LIST PRICE. NORTHERN END OF GULF COVE SUBDIVISION. DIMENSIONS SHOWN ARE TOTAL FOR BOTH LOTS. TAXES SHOWN ARE FOR LOT #2. LOT #3 SHOULD BE SAME AMOUNT. INVESTMENT FOR FUTURE! SELLER WILL PAY TITLE.

Front Footage: 160  
Front Exposure: South  
Location: Street Paved

Lot Dimensions 160 X 125 APPROX. TOTAL  
Total Acreage: 1/4 Acre to 1/2 Acre  
Community Feat: Community Boat Ramp, Water Access  
No Deed Restriction

Waterfront? Y/N:  
Water Name:  
Waterfront type

Waterfrontage:  
Water Type:  
Water Extras:

Utilities Available: Well Required, Septic System Required Electric Avail on Site Telephone

HOA Fee Required:  
HOA Fee:  
HOA Payment Schedule:

Taxes: \$ 265  
Tax Year: 2,009

Elementary: Myakka River Elementar Middle/Jr: L.A. Ainger Middle High: Lemon Bay High

Directions: FROM SR776 GO WEST ON GILLOT. CONTINUE FOR APPROX 3 MILES TO LEFT ON STRETT. FOLLOW TO END, AND TURN RIGHT ON CHIPPEWA. TAKE 2ND RIGHT ON KARNEY. THESE TWO LOTS ARE ON THE LEFT, ADJACENT TO CORNER.

13148 GORMAN AVE  
PORT CHARLOTTE

Zip Code: 33981

\$ 7,900

MLS #: D5779607



Status: Active  
Subdivision: PORT CHARLOTTE SEC 54  
County: CH  
Property Style: Single Family Use  
Zoning: RSF3.5  
Subdivision Section #: 54  
Block/Parcel: 1747  
Lot #: 2  
Lot Size (SqFt): 10001  
Lot Size (Acres): 0.23  
Additional Parcel?: N  
Num of Add Parcels:  
Community Name: GULF COVE  
Short Legal: PCH 054 1747 0002

Remarks: NICE GULF COVE LOT, WITH CITY WATER, CLOSE TO COMMUNITY BOAT RAMP. NEWER HOMES CLOSE BY. EASY ACCESS TO SR776, YET IN A QUIET, STILL-GROWING, NEIGHBORHOOD. SELLER WILL PAY TITLE.

Front Footage: 80  
Front Exposure: South  
Location: Street Paved

Lot Dimensions 80 X 125  
Total Acreage: Up to 10,889 Sq. Ft.  
Community Feat: Community Boat Ramp, Water Access  
No Deed Restriction

Waterfront? Y/N:  
Water Name:  
Waterfront type

Waterfrontage:  
Water Type:  
Water Extras:

Utilities Available: Public Water, Septic System Required Electric Avail on Site Telephone

HOA Fee Required:  
HOA Fee:  
HOA Payment Schedule:

Taxes: \$ 327  
Tax Year: 2,009

Elementary: Myakka River Elementar Middle/Jr: L.A. Ainger Middle High: Lemon Bay High

Directions: FROM SR776 GO WEST ON GILLOT. CONTINUE TO RIGHT ON DAVID. TAKE 5TH LEFT ON PARKER, THEN 1ST RIGHT ON GORMAN. THIS LOT IS ON THE LEFT, ADJACENT TO HOUSE ON CORNER.

12022 WADSWORTH AVE  
PORT CHARLOTTE

Zip Code: 33981

\$ 14,900

MLS #: D5779606



Status: Active  
Subdivision: PORT CHARLOTTE SEC 56  
County: CH  
Property Style: Single Family Use  
Zoning: RSF3.5  
Subdivision Section #: 56  
Block/Parcel: 1839  
Lot #: 18&19  
Lot Size (SqFt): 19867  
Lot Size (Acres): 0.46  
Additional Parcel?: Y  
Num of Add Parcels: 1  
Community Name: GULF COVE  
Short Legal: PCH 056 1839 0018/19

Remarks: NICE TWO-LOT PACKAGE WITH CITY WATER. LIST PRICE IS TOTAL FOR BOTH LOTS. CORNER & ADJACENT, IN STILL-DEVELOPING AREA OF GULF COVE. NEWER HOMES CLOSE BY. EASY ACCESS TO SR776 COMMERCIAL CORRIDOR, AND ALL LOCAL AMENITIES. ROOM TO BUILD, WITH ROOM TO SPARE!! SELLER WILL PAY TITLE.

Front Footage:	160	Lot Dimensions	160 X 125 APPROX. TOTAL
Front Exposure:	East	Total Acreage:	1/4 Acre to 1/2 Acre
Location:	Street Paved, Oversized Lot Corner Lot/Unit	Community Feat:	Community Boat Ramp, Water Access No Deed Restriction

Waterfront? Y/N:

Waterfrontage:

Water Name:

Water Type:

Waterfront type

Water Extras:

Utilities Available: Public Water, Septic System Required Electric Avail on Site Telephone

HOA Fee Required:

Taxes: \$ 654

HOA Fee:

Tax Year: 2,009

HOA Payment Schedule:

Elementary: Myakka River Elementar

Middle/Jr: L.A. Ainger Middle

High: Lemon Bay High

Directions: FROM SR776 GO NORTH ON DAVID, (OPPOSITE DUFFY'S GOLF CENTER). AFTER CROSSING THE CANAL, TAKE 2ND LEFT ON WADSWORTH. TAKE 4TH RIGHT ON CALLAWAY. AS YOU TURN, THESE TWO LOTS ARE CORNER AND ADJACENT ON YOUR LEFT, JUST BEFORE HOUSE.