

Scott Polisar, Broker - 941-882-5494 Ext 701

C7509731 10112 WILLMINGTON BLVD, ENGLEWOOD, FL 34224



Call Scott with questions and to schedule an appointment to see the property.

County: Charlotte
Property Style: Single Family Residence
Subdiv: PORT CHARLOTTE SEC 062
Subdiv/Condo:
Beds: 2, **Baths:** 2/0
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 1
Carport: Yes **Spcs:** 4
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
List Price: \$260,000
LP/SqFt: \$251.45
Year Built: 1990
ADOM: 6 **CDOM:** 6
Heated Area: 1,034 SqFt / 96 SqM
Total Area: 1,572 SqFt / 146 SqM
Total Acreage: 1/4 to less than 1/2
Lot Features:
Flood Zone Code: X

The seller says that the parking pad was filled 1 foot deep. He states that no mud involved when washing his boat.

This is an exciting property. A house with great finishes sitting on a 20,000 Square Foot double Lot! The property is huge, almost 1/2 an acre. It has an attached garage with a side utility door and access to the home as well as a substantial parking pad on the side of the house for your boat, RV and several vehicles. Room to expand! This is a dream property for anyone looking for an affordable easy to maintain home that has enough land for your hobbies! • New 30-Year Roof (2023) • Hurricane Impact Windows • Screened Large Lanai with Pass-Through Window from the kitchen • Breakfast Bar • Screened Entryway Porch • Beautiful Interior Finishes Throughout / Everything including beaches, boating, fishing, golf, schools, and medical facilities are an easy short drive. Major retailers are nearby. The El Jobean Boat Ramp is 6 miles from home! The Cove Golf Center is 3.5 miles. Beaches are 6 miles. This is a property that you must add to your search list. Reach out for a private showing.

Land, Site, and Tax Information

Legal Desc: PCH 062 3585 0020 PORT CHARLOTTE SEC62 BLK3585 LT 20 757/107 793/606 1097/300 1174/1241 3023/1825 CT3944/49 CDCT3952/375 3962/1539 4027/737 4072/383 PCH 062 3585 0019 PORT CHARLOTTE SEC62 BLK3585 LT 19 769/122 2491/1925 2555/791 2744/489 DC4263/

SE/TP/RG: 02-41S-20E

Subdivision #:

Between US 1 & River:

Tax ID: [412002104020](#)

Taxes: \$4,288

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 412002104020

Ownership: Fee Simple

SW Subd Condo#:

Zoning: RSF3.5

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Development:

Block/Parcel: 3585

Book/Page: 13-16

Front Exposure: Southwest

Lot #: 20

Other Exemptions:

Subdiv/Condo:

Bldg Name/#:

Total # of Floors: 1

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Complex/Comm Name:

SW Subd Name: Port Charlotte

Flood Zone Date:

Floor #:

Census Block: 2

Planned Unit Dev:

Census Tract: 030201

Lot Size Acres: 0.46

Lot Size: 20,000 SqFt / 1,858 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: Electricity Connected

Sewer: Septic Tank

Water: Public

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	12.6x14.6	Laminate	Walk-in Closet	
Bedroom 2	First	12x11	Tile	Built-in Closet	
Primary Bathroom	First	10x8	Tile		
Bathroom 2	First		Laminate		
Laundry	First		Tile		
Kitchen	First		Tile		
Living Room	First		Tile		
Dinette	First		Tile		
Balcony/Porch/Lanai	First	21.7x10			

Appliances Incl: Dishwasher, Range, Washer

Flooring Covering: Tile

Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Solid Wood Cabinets

of Wells:

of Septics:

Exterior Information

Ext Construction: Block

Roof: Shingle

Foundation: Slab

Property Description:

Ext Features: French Doors

Pool: None

Horse Amenities:

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

Assigned Spcs:

Garage Dim: 12X22, **Attached Garage Y/N:** Yes

Property Attached:

Architectural Style:

Pool Dimensions:

Fencing: Wood

Green Features

Community Information

Monthly HOA Amount:

Elementary School: Myakka River Elementary

Other Fee:

Middle School: L.A. Ainger Middle

Housing for Older Per: No

High School: Lemon Bay High