

**Cross Property 360 Property View**

**14195 GUADALCANAL AVENUE, PORT CHARLOTTE, Florida 33953**

Listing

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

**C7505667 14195 GUADALCANAL AVE, PORT CHARLOTTE, FL 33953**



**County:** Charlotte  
**Subdiv:** PORT CHARLOTTE SEC 059

**Status:** Active  
**List Price:** \$11,000

**Style:** Residential

**Price Per Acre:** \$47,826.00

**Flood Zone Code:** AE

**Call:**  
"Scott" Polisar, Broker  
SunQuest Real Estate LLC  
[www.SunQuestNow.com](http://www.SunQuestNow.com)  
941-882-5494 Ext 701

Prime Investment Lot offers a high return opportunity at an affordable price. Or, if you're searching for a homesite for yourself with privacy, you've found it, and you're not alone. There are several streets in this area that have one or two homes. Drive through the neighborhood and you'll see new houses under construction, and well-maintained existing homes, most of which are impressive. How often do you find a Lot in a growing community that has a slower pace of development compared to streets just a few blocks away. It's a unique window of opportunity to live privately while being in a growing area. Beaches, boating, fishing, golf, schools, and medical facilities are a short drive away. Major retailers are nearby. This lot offers long-term value at an exceptional price. For more details, reach out today!

**Land, Site, and Tax Information**

**Legal Desc:** PCH 059 2938 0028 PORT CHARLOTTE SEC59 BLK2938 LT 28 324/939 1073/1541 1142/1913  
**SE/TP/RG:** 16-40S-21E

**Zoning:** RSF3.5  
**Future Land Use:**

**Block/Parcel:** 2938  
**Front Footage:** 80

**Taxes:** \$446

**Tax Year:** 2024

**Lot #:** 28

**Ownership:** Fee Simple

**Book/Page:** 5-73

**Lot Dimensions:** 80x125

**Water Frontage:** No

**Utilities:** Electrical Nearby

**Sewer:** Septic Needed

**Lot Size Acres:** 0.23

**Lot Size:** 10,000 SqFt / 929 SqM

**Road Surface Type:** Asphalt

**Community Information**

**HOA / Comm Assn:** No

**HOA Fee:**

**HOA Pmt Sched:**

**Mo Maint\$(add HOA):**

**Master Assn/Name:** No

**Master Assn Fee:**

**Master Assn Ph:**

**Elementary School:** [Liberty Elementary](#)

**Middle School:** [Murdock Middle](#)

**High School:** [Port Charlotte High](#)

**Showing Instructions:** Go Direct

**Driving Directions:** Head Southwest on 776 (El Jobean) toward Jacobs Street, Turn onto Jacobs Street, turn right onto Meetze St., turn right onto Guadalcanal Ave., the Lot will be on the right .2 of a mile.

**Realtor Remarks:** Area is in the Scrub Jay Map. \$4,000 mitigation fee required if building. No fee if buying and holding.

Photos



Easy to clear



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