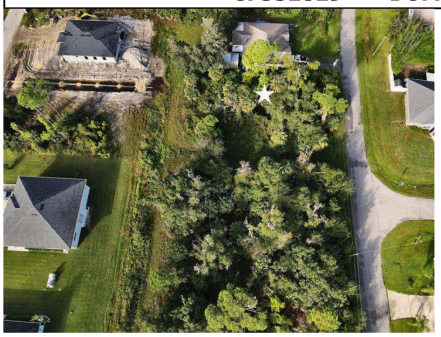
Scott Polisar, Broker, 941-882-5494 Ext 701, 813-324-1005 Ext 701

C7532829 DUFFERIN AVE, #Lot 28, NORTH PORT, FL 34286



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 25

Style: Unimproved Land

Total Acreage: 0 to less than 1/4

For Lease: No

Status: Active
List Price: $10,500

Special Sale: None

Well-priced 10,375-square-foot residential lot in an established North Port neighborhood with well-maintained homes and ongoing new construction. An excellent location for your future home, with convenient access to shopping, restaurants, medical facilities, and major retail stores. Approximately 30 minutes to Downtown Wellen Park, featuring restaurants, shops, entertainment, and the Atlanta Braves spring training stadium at CoolToday Park. Downtown Punta Gorda, with its waterfront restaurants, shopping, and entertainment, is also about 30 minutes away. Enjoy nearby schools, parks, golf courses, boating, and fishing, along with beautiful Gulf Coast beaches within a pleasant drive. Convenient access to Tamiami Trail and I-75 makes traveling throughout Southwest Florida easy. Worth the drive to see the neighborhood for yourself!

Land, Site, and Tax Information

Legal Desc: LOT 28 BLK 1154 25TH ADD TO PORT CHARLOTTE
SE/TP/RG: 12-39S-21E

Zoning: R1

Block/Parcel: 1154
Road Frontage Feet: 83

Taxes: $657

Tax Year: 2025

Lot #: 28

Alt Key/Folio #: 0959115428
Add Parcel: No

Flood Zone: X

Ownership: Fee Simple

Lot Dimensions: 83x125
Water Frontage: No
Utilities: Electricity Available
Sewer: Septic Needed
Road Surface Type: Asphalt

Lot Size Acres: 0.24

Lot Size: 10,375 SqFt / 964 SqM

Community Information

HOA / Comm Assn: No
Master Assn/Name: No
Elementary School: Lamarque Elementary

Middle School: Woodland Middle School

High School: North Port High