

Scott Polisar, Broker, 941-882-5494 Ext 701, 813-324-1005 Ext 701
C7525563 MACCAUGHEY DR, NORTH PORT, FL 34287



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 04
Style: Residential
Status: Active
List Price: \$27,500

Total Acreage: 1/4

One of the last remaining waterfront canal lots in this community, located just 3 lots from the Cocoplum Waterway (part of the 80-mile Blueways Kayaking Trail). This homesite offers a standout freshwater setting on the MacCaughey Canal, which runs approximately 3.2 miles between the Cocoplum and Snover waterways. Kayak from your backyard, watch wildlife along the canal, or simply enjoy peaceful freshwater views and the relaxed North Port lifestyle. MacCaughey Drive is near Cocoplum Village Shops, giving you easy access to Publix, restaurants, medical services, and numerous retailers. The property is also a short drive to US-41 and I-75. With no HOA or CDD fees, plus available water and electric, this lot is ideal for builders, investors, or future homeowners. As North Port continues to grow, this location keeps you close to parks, golf, Warm Mineral Springs, Downtown Wellen Park, and Gulf beaches less than 30 minutes away. CoolToday Park, home of Braves Spring Training, is also nearby for baseball, events, and year-round area activity.

Land, Site, and Tax Information

Legal Desc: LOT 17 BLK 52 4TH ADD TO PORT CHARLOTTE
SE/T/PRG: 34-39-21
Tax ID: 104005217
Taxes: \$778
Alt Key/Folio #: 1004005217
Add Parcel: No
Ownership: Fee Simple
Book/Page: 11-32
Lot Dimensions: 80x125
Water Frontage: Yes-Canal - Fres
Water Frontage Lengths (in feet) 87
Water Access: Yes-Canal - Fresh
Water View: Yes-Canal
Utilities: Electricity Available, Water Available
Water: Public
Sewer: Septic Needed
Road Surface Type: Asphalt

Zoning: RSF2
Tax Year: 2025
Lot Size Acres: 0.25
Water Name: MAC CAUGHEY WATERWAY
Water Extras: No

Block/Parcel: 52
Front Footage: 79
Lot #: 17
Flood Zone: X
Lot Size: 10,835 SqFt / 1,007 SqM

Community Information

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

Middle School: Heron Creek Middle

High School: North Port High