

C7525563 MAC CAUGHEY DR, NORTH PORT, FL 34287



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 04
Style: Residential
Total Acreage: 1/4 to less than 1/2
Price Per Acre: \$110,000.00
For Lease: No
Status: Active
List Price: \$27,500
Special Sale: None

One of the last remaining waterfront canal Lots in this community located this close to the Cocoplum Waterway. Just 3 Lots away, this homesite offers a standout freshwater setting on the Mac Caughey 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. Mac Caughey 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, and with 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/TP/RG: 34-39-21

Zoning: RSF2
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Block/Parcel: 52

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Tax ID: [1004005217](#)
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Lot #: 17

Subdiv/C
Flood Zone: X

Alt Key/Folio #: 1004005217

Add Parcel: No

Ownership: Fee Simple

Book/Page: 11-32

Lot Dimensions: 80x125

Lot Size Acres: 0.25

Lot Size: 10,835 SqFt / 1,007 SqM

Water Frontage: Yes-Canal - Freshwater

Water Frontage Lengths (in feet):

Canal - Fresh Water 125

Water Name: MAC CAUGHEY WATERWAY

Water Access: Yes-Canal - Freshwater

Water Extras: No

Water View: Yes-Canal

Utilities: Electricity Available, Water Available

Water: Public

Sewer: Septic Needed

Road Surface Type: Asphalt

Community Information

HOA / Comm Assn: No

Elementary School: [Cranberry Elementary](#)

Middle School: [Heron Creek Middle](#)

High School: [North Port High](#)