



D5779454 5104 CONDADO TER, PORT CHARLOTTE

County: Charlotte County Zip Code: 33981-1800 Unit #: Status: Active
Sub. Name: PORT CHARLOTTE SEC 54 List Price: \$ 239,000
Beds: 3 Baths: 2/1 SqFt Heated: 1,716 Sold Price:
Private Pool: Y, Gunite/Concrete, In Ground, Screen Enclosure Year Built: 1998
Property: 2nd Floor Multi-Story, Single Family Home Special Sale: REO/Bank Owned
Total Acreage: Up to 10889 Sq. Ft Total SqFt: 3618 Pets Y/N: Y ADOM: 1
Construction Status: Proj. Comp. Date: CDOM: 1
Location: Street Paved, Street Dead-End, Pool View, In County

WOW! Vaulted open floor plan, water views, dock, pool, hardwood floors, ceramic tile, multiple porches for your relaxation pleasure, fireplace in the great room, beautiful kitchen overlooking dining room, master suite on 3rd level, tandem study possible study/sewing/reading/office/nursery/fitness/4th bedroom w/glorious views....ground level has 1/2 bath and recreation room convenient for pool access...main level features great room, kitchen, living room, 2 bedrooms, bath and decks. Calendar Days 1-7: No offers will be considered for the first 7 calendar days a home is listed. The date the property is listed is counted as day 1. **Seller will not entertain any offers until the 8th listing day at which time ONLY offers from NSP Buyers, Municipalities, Non-Profit Organization & Owner-Occupant will be reviewed. Calendar Days 8-12: We will consider offers on the property ONLY from NSP buyers, Municipalities, Non-profit organizations and Owner-occupants. Calendar Days 13+: We will consider offers from all buyers. On the 13th listing day Offers from all Buyers will be reviewed. Sold "as is", proof of funds/preapproval w/all offers, POF must be dated w/in the last 30 days, seller does not provide survey, room sizes estimated, unique home with function and relaxation in mind...the Florida lifestyle can be yours today!

Land, Site and Tax Information

SE/TP/RG: 32-40-21 Subdivision #: PCH Section #: 54 Block/Parcel: 1864 Lot#: 51 Front Exposure: South
Tax ID: 40213227005 Alt.Key/Folio#: Additional Parcel: Mill Rate: 16.139500 Lot # 51
Taxes: \$4,440.00 Tax Year: 2009 Homestead: Other Exemptions: CDD: Annual CDD Fee:
Legal Description: PORT CHARLOTTE SEC54 BLK1864 LT 51 335/338 DC403/210 617/1317PR81-1317 1560/1762 2586/41
Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:
Manufactured / Mobile Style: MH Make: Zoning: RSF3.5 Future Land Use:0100 Zoning Comp.:
Lot Dimensions: Lot Size(Acres): 0.23 Lot Size(SqFt): 9,997 Min Lease: Lease # Per Year:
Water Frontage: Canal-Salt Water Access: Canal-Salt, Gulf/Ocean, River Water Name:
Water View: Canal, River Water Extras: Waterfront Feet:

Interior Information

Living Room: Master Br.: 25X10 5th Bedroom: Great Room: 20X14 Study / Den: 10X08
Family Room: 2nd Bedroom: 13X12 Studio: Air Conditioning: Central
Kitchen: 12X09 3rd Bedroom: 11X11 Dinette: Heat & Fuel: Central
Dining Room: 12X09 4th Bedroom: Bonus Room: 15X11 Floor Covering: Ceramic Tile, Carpet
Fireplace: Y - Wood Burning Fireplace Other Rod Balcony/Porch 12X07 Security System:
Utilities Data: Electric, County Water
Interior Layout: Formal Dining Room Separate, Great Room, Volume Ceilings, Split Bedroom, Open Plan
Interior Features: Cath/Vaul Ceil, Dry Bar, Unfurnished, Wshr/Dryr Hkup
Master Bath: Dual Sinks
Appliances Incl:
Kitchen: Breakfast Bar Additional Rooms: Family Room

Exterior Information

Ext. Construction: Wood Frame, Siding Style: Key West Pool: Gunite/Concrete, In Ground, Screen Enclosure
Exterior Features: Patio/Porch Open, Patio/Porch Screened, Trees/Landscaped
Garage/Carport: 2 Car Garage Attached Bath In Garage Parking Pad Guest Parking Dimensions: Roof: Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
HOA / Comm Assn: HOA Fee: HOA Payment Schedule: Mo. Maint. \$(addition to HOA):
Elementary: Middle or Junior: High:

Realtor Info

For more information on this or any other properties

please contact:

JENNIFER PESCE

PARADISO REALTY, INC.

Direct: 941-475-7545

Office: 941-475-7545



jennifer@hulaparadiso.com
WWW.PARADISOREALTY.COM



Directions: 776 TO DAVID, E TO CONDADO, NE TO PROPERTY...CUL-DE-SAC STREET



ML# D5779454

\$239,000

5104 CONDADO TER
PORT CHARLOTTE, FL 33981-1800

3 Bedrooms, 2 full baths and 1 half baths

Subdivision: PORT CHARLOTTE SEC 54

Sq Ft Heated: 1,716 Built: 1998

Total Acreage: Up to 10889 Sq. Ft.

Garage/Carport: 2 Car Garage Pool: Y / Gunite,

Water Frontage: Canal-Salt

Water Access: Canal-Salt, Gulf/Ocean, River



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D5779462

4514 FLINT DR, NORTH PORT

County: Sarasota County Zip Code: 34286-6604 Unit #: Status: Active
 Sub. Name: PORT CHARLOTTE 18 List Price: \$ 79,500
 Beds: 3 Baths: 2/0 SqFt Heated: 1,558 Sold Price:
 Private Pool: N, Year Built: 2006
 Property: , Single Family Home Special Sale: REO/Bank Owned
 Total Acreage: Up to 10889 Sq. Ft Total SqFt: 2094 Pets Y/N: ADOM:
 Construction Status: Proj. Comp. Date: CDOM: 1
 Location: Street Paved, In County

EXCELLENT FUNCTIONAL FLOOR PLAN! Enter into the LR/DR...flow into the kitchen & great room...good size rooms...concrete slab outside sliding rear door...nice back yard...close to amenities, sold "as is", room sizes estimated,seller does not provide survey Calendar Days 1-7: No offers will be considered for the first 7 calendar days a home is listed. The date the property is listed is counted as day 1. **Seller will not entertain any offers until the 8th listing day at which time ONLY offers from NSP Buyers, Municipalities, Non-Profit Organization & Owner-Occupant will be reviewed. Calendar Days 8-12: We will consider offers on the property ONLY from NSP buyers, Municipalities, Non-profit organizations and Owner-occupants. Calendar Days 13+: We will consider offers from all buyers. On the 13th listing day Offers from all Buyers will be reviewed. Preapprovals/proof of funds w/all offers, pof w/dated w/in the last 30 days, great opportunity to own a home that...if you need...can be used as a 4 bedroom floor plan...ceramic tile, vaulted ceilings...start planning for your move into your new home and fulfill your Florida dream today!

Land, Site and Tax Information

SE/TP/RG: 10-39-21 Subdivision #: 1562 Section #: Block/Parcel: Lot#: Front Exposure:
 Tax ID: 0965 05 3111 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.7661 Lot #
 Taxes: \$1,327.00 Tax Year: 2009 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:
 Legal Description: LOT 11 BLK 531 18TH ADD TO PORT CHARLOTTE
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0014/0006 Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: RSF2 Future Land Use:0100 Zoning Comp.:
 Lot Dimensions: Lot Size(Acres): 0.23 Lot Size(SqFt): 10,001 Min Lease: Lease # Per Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 11X10 Master Br.: 14X12 5th Bedroom: Great Room: 13X12 Study / Den:
 Family Room: 2nd Bedroom: 11X10 Studio: Air Conditioning:Central
 Kitchen: 11X09 3rd Bedroom: 10X08 Dinette: Heat & Fuel: Central
 Dining Room: 11X10 4th Bedroom: Bonus Room: 06X04 Floor Covering: Ceramic Tile
 Fireplace: N - Balcony/Porch Security System:
 Utilities Data: Electric
 Interior Layout: Formal Dining Room Separate,Formal Living Room Separate,Great Room,Mstr Bedroom Downstairs,Open Plan,Split Bedroom, Volume Ceilings
 Interior Features: Cath/Vaul Ceil,Unfurnished,Wshr/Dryr Hkup
 Master Bath: Tub with Separate Shower Stall, Dual Sinks
 Appliances Incl: Other
 Kitchen: Breakfast Bar,Pantry
 Additional Rooms: Inside Utility

Exterior Information

Ext. Construction: Stucco Style: Pool:
 Exterior Features: Sliding Doors
 Garage/Carport: 2 Car Garage Attached Dimensions: Roof: Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: HOA Fee: HOA Payment Schedule: Mo.Maint.\$(addition to HOA):
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Directions: SUMTER LA FRANCE, EAST TO CRITTENDON, NORTH TO FLINT, EAST TO PROPERTY

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4514 FLINT DR
NORTH PORT, FL 34286-6604
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Subdivision: PORT CHARLOTTE 18
Sq Ft Heated: 1,558 Built: 2006
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Garage/Carport: 2 Car Garage Pool: N
Water Frontage:
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