

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

Flood Zone Code: AE

Call:

"Scott" Polisar, Broker

SunQuest Real Estate LLC

www.SunQuestNow.com

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. El Jobean Boat Ramp is 3.2 miles from this Lot. 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 information or to discuss an offer, call Scott - 941-882-5494 Ext 701

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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