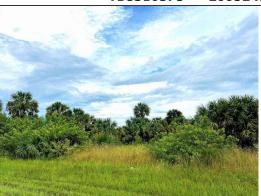
20052 KENILWORTH BOULEVARD, PORT CHARLOTTE, Florida 33954

Listing

Scott Polisar, Broker, 941-882-5494 Ext 701

TB8310375

20052 KENILWORTH BLVD, PORT CHARLOTTE, FL 33954



County: Charlotte Subdiv: PORT CHARLOTTE SEC 019 Subdiv/Condo:

Style: Residential

Flood Zone Code:X

Prime Lot for Developers, Investors, or your future homesite! Almost an acre available for development— or, build your dream home, complete with a huge dog run for Fido.. Enjoy the freedom of no deed restrictions and space for your hobbies. New construction homes account for roughly half of the activity in the area. You'll find everything you need nearby: entertainment, restaurants, major stores, beaches, boating, fishing, golf, schools, and healthcare. Put this .92-acre Lot on your buy list! Reach out today for more information.

Land, Site, and Tax Information

Legal Desc: PCH 019 3181 0006 PORT CHARLOTTE SEC19 REP BLK3181 LTS 6 7 8 9 263/245 945/1115

SE/TP/RG: 04-40S-22E

Subdivision #:

Between US 1 & River:

Tax ID: 402204305018

Taxes: \$1,708 **Homestead:**

AG Exemption YN:

Alt Key/Folio #: 402204305018

Add Parcel: No

Ownership: Fee Simple Book/Page: 5-9

Lot Dimensions: 320x125

Water Frontage:No

Utilities: Electrical Nearby, Electricity Available, Water Available, Water Nearby

CDD:

Water: Public

Sewer: Septic Needed

Road Surface Type: Asphalt **Horse Amenities:**

of Parcels:

Community Information HOA Pmt Sched:

HOA / Comm Assn: No **HOA Fee:** Master Assn/Name: No

Elementary School: Liberty Elementary

Zoning: RSF3.5 **Future Land Use:**

Zoning Comp: Tax Year: 2023

Annual CDD Fee:

Master Assn Fee:

Additional Tax IDs:

Complex/Comm Name: Land Lease Fee:

Middle School: Murdock Middle

Lot Size Acres: 0.92

Block/Parcel: 3181

Front Footage: 320

Other Exemptions:

Front Exposure:

Development:

Subdiv/Condo:

Lot #: 6

Status: Active

List Price: \$100,000

Mo Maint\$(add HOA): Master Assn Ph:

High School: Port Charlotte High

Lot Size: 40,000 SqFt / 3,716 SqM

Showing Instructions: Go Direct

Driving Directions: From Veterans Blvd, turn on Atwater toward Kenilworth Blvd, and turn left on Kenilworth Blvd. The Lot is half a mile from Atwater on the right.

Photos

11/10/24, 3:58 AM Matrix







