

Call listing broker for more information: "Scott" Polisar, Broker: 941-882-5494 Ext 701

C7516626 4875 ARITON RD, NORTH PORT, FL 34288



County: Sarasota
Property Style: Single Family Residence
Subdiv: PORT CHARLOTTE SUB 51

Beds: 3, **Baths:** 2/0
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 2 +

Status: Active
List Price: \$277,000

Year Built: 2000

Heated Area: 1,789 SqFt / 166 SqM
Total Area: 2,580 SqFt / 240 SqM

Lot Features: Freshwater Canal
Flood Zone Code: X

Freshwater canal home. No HOA or CDD Fees. Soaring 10, 11, and 12-foot ceilings transform the feeling of space throughout your home. Built by an industry insider, this isn't just another standard Florida design with cathedral peaks and 8-foot ceilings in the bedrooms. It's balanced architecture with 10', 11' and 12' (+/-) tall ceilings in every room from beginning to end. Every element was designed with purpose: Primary bedroom includes a large en-suite, a large walk-in closet, soundproof wall benefits the primary bedroom, pocket-sliders to the Lanai, freshwater canal, a family room featuring lighting built into the double-tray ceiling, wide-open L-shaped pocket sliders that blend the living areas with the Lanai for seamless indoor-outdoor comfort, whole-house crown molding throughout, and an oversized 529 sq. ft. garage with a large front window and a side yard door. The garage has plenty of space for storage and a workspace area. Large walk-in closet has flexibility for storage or design creativity. Hard to beat for buyers looking for standout features and long-term value at this price point! Schedule your private showing today or reach out for more details.

Land, Site, and Tax Information

Legal Desc: LOT 5 BLK 2540 51ST ADD TO PORT CHARLOTTE

Zoning: RSF2

Taxes: \$4,782
Homestead: No

CDD: No

Tax Year: 2024
Annual CDD Fee:
Development:

Lot #: 5
Other Exemptions:
Subdiv/Condo:

Complex/Comm Name:
SW Subd Name: Port Charlotte Sub

Lot Size Acres: 0.23

Lot Size: 10,000 SqFt / 929 SqM

Water Frontage: Yes-Canal - Freshwater
Water Frontage Lengths (in feet):
Canal - Fresh Water 80
Water Access: Yes-Canal - Freshwater
Water View: Yes-Canal

Water Name: CREIGHTON

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Cable Connected, Electricity Connected
Sewer: Septic Tank
Water: Private, Well
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Kitchen Reverse Osmosis System
Flooring Covering: Ceramic Tile
Interior Feat: Crown Molding
of Wells:
of Septics:

Exterior Information

Ext Construction: Block
Roof: Shingle
Foundation: Slab

Assigned Spcs:
Garage Dim: 23x23, **Attached Garage Y/N:** Yes

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Photos



New Roof 2023



4875 Ariton Rd



Driveway



Triple Windows - 3rd Bedroom



Kitchen to breakfast nook





Breakfast Bar



Pocket Sliders to the Screened Lanai



luxurious Tall Ceilings



Pocket sliders to 2nd bedroom

