

# 5700 BLACKJACK COURT S, PUNTA GORDA, Florida 33982

Listing

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

T3538235

5700 BLACKJACK CT S, PUNTA GORDA, FL 33982



**County:** Charlotte

**Subdiv:** PRAIRIE CREEK WEST

**Subdiv/Condo:**

**Style:** Unimproved Land

**Status:** Active

**List Price:** \$149,900

Mitigation: \$118,000 (If building)

Area is within the Charlotte County Scrub Jay Mitigation Boundary Map. Mitigation is required if building or impacting the property.

Call for price details

**Flood Zone Code:**X(no flood insurance required)

There is a recent lawsuit challenging the blanket mitigation for this area.

If the lawsuit is successful, the buyer of this property will gain a large value boost at the current List Price. Mitigation is only required when clearing or building.

This is a Premium Lot location based on being off the main loop. Prime Lot for investors, builders, or your future homesite. Prairie Creek West is an extremely well-maintained Deed Restricted Equestrian/Ranch Community. The 5-acre Lot sizes in the community guarantee your privacy and a natural environment feel. There is a 1600-acre county preserve for hiking and horseback riding. A great community to build your future home! Everything from beaches, boating, fishing, golf, schools, and doctors are nearby. Call Scott today to learn more about this community: Scott 941-882-5494 Ext 701

## Land, Site, and Tax Information

**Legal Desc:** PCW 000 0000 0029 PRAIRIE CREEK WEST LT 29 582/1675 614/134-37 917/2094-95 2431/701 2759/221

**Zoning:** RE5

**Future Land Use:**

**Block/Parcel:**

**Front Footage:** 432

**Zoning Comp:**

**Tax Year:** 2023

**Annual CDD Fee:**

**Front Exposure:**

**Lot #:** 29

**Other Exemptions:**

**Ownership:** Fee Simple

**Book/Page:** 15-27

**Lot Dimensions:** 278x670 | 154x290

**Water Frontage:**No

**Utilities:** Electrical Nearby

**Sewer:** Septic Needed

**Horse Amenities:**

**Additional Tax IDs:**

**Complex/Comm Name:**

**Land Lease Fee:**

**Lot Size Acres:** 5.08

**Waterfront Ft:** 0

**Development:**

**Subdiv/Condo:**

**Lot Size:** 221,284 SqFt / 20,558 SqM

**Road Surface Type:** Asphalt

## Community Information

**HOA / Comm Assn:** Yes

**HOA Fee:** \$50

**Assn/Manager Name:** Prairie Creek West HOA-GF Business Services

**HOA Pmt Sched:** Monthly

**Mo Maint\$(add HOA):**

**Assn/Manager Email:**

**Elementary School:** [East Elementary](#)

**Middle School:** [Punta Gorda Middle](#)

**High School:** [Charlotte High](#)



SunQuest Real Estate LLC

[www.SunQuestNow.Com](http://www.SunQuestNow.Com)

941-882-5494 Ext 701

813-324-1005 Ext 701

SunQuest-Real-Estate-LLC



## Photos



Map from Washington Loop



Prairie Creek West Entrance



Equestrian Community



5700 Blackjack Ct S - Exterior of Lot



5+ acres



Flood Insurance is not Required



Parcel Map



Call Scott with questions or to discuss an offer.

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

Email: [Scott@SunQuestNow.com](mailto:Scott@SunQuestNow.com)