



C7004278 **1128 ANAHEIM ST, PORT CHARLOTTE**

County: Charlotte County	Zip Code: 33953-1689	Unit #:	Status: Active
Sub. Name: PORT CHARLOTTE SEC 55			List Price: \$399,900
Beds: 3	Baths: 2	SqFt Heated: 2,382	Low Price:
Pool: Y, Heated Pool, Heated Spa, In Ground, Screen Enclosure, Gunite/Concre			Sold Price:
Property: , Single Family Home			Year Built: 1989
Total Acreage: 1/2 Acre to 1 Acre	Total Building SF: 3272		MH Width:
Water: Y Type/Name: Canal Access / CHESHIRE WATERWAY/ Salt			ADOM: 3
Location: Oversized Lot			CDOM: 492

Virtual Tour: <http://www.visualtour.com/shownp.asp?sk=13&t=17>

OVER 320' OF WATER FRONTAGE PROVIDES A FANTASTIC SETTING for this lovely custom home. It sets on 2 tip lots providing almost 3/4 acre for your enjoyment. This special home is located in a great neighborhood, near beaches, shopping, schools, restaurants and more. Some of this lovely homes many features includes: sky-lights, gas heated pool and spa for year around comfort and enjoyment, gourmet kitchen with real hickory wood cabinets, center island, quartz counter tops, upgraded stainless steel appliance, cook-top range with radiant/convection oven,breakfast bar, spacious recreation room with billiard table included (large enough to make 4th bedroom and still have lots of room), detached 4 car garage/workshop, wonderful concrete walkway cap for seawall, lush tropical landscaping with fruit trees and bamboo plus lots of palms. If you are looking for that special place in the sun then this is truly a boaters dream and only 5 minutes to the open waters of the Beautiful Myakka River. WOW! All of this plus the seller is even offering a PLATINUM HOME WARRANTY.

Land, Site and Tax Information

SE/TP/RG: 07-40-21	Subdivision #: PCH	Section #: 55	Block/Parcel: 2993	Lot#: 45	Front Exposure: South
Tax ID: 402107108004	Alt.Key/Folio#:	Additional Parcel:	Mill Rate: 14.9	Lot # 45	
Taxes: \$3,134.00	Tax Year: 2008	Homestead: Y	Other Exemptions:	CDD: N	Annual CDD Fee:
Legal Description: PORT CHARLOTTE SEC55 BLK2993 LTS 45 & 46 310/970 462/999 DC589/1307 DC663/1351 878/186 994/724 1					
Ownership: Fee Simple	Complex/Community Name:	Book/Page:	Floor #:		
MH Make:	Zoning:RSF3.5	Future Land Use:0100	Zoning Comp.: Y	Min Lease:	Lease # Per Year: Max Pet Wt:
Lot Dimensions: 130X125X320X170 M/L	Lot Size(Acres): 0.75	Lot Size(SqFt): 32,770	Water Frontage: 320		
Front Exposure: South	Waterfront Name: CHESHIRE WATERWAY	Water View: Canal			
WaterFront Type: Frontage/ Canal Access,Sal	Waterfront Extras: Seawall,Riprap				

Interior Information

Living Room: 14X16	Master Br.: 12X20	5th Bedroom:	Great Room:	SqFt Source: Owner Provided
Family Room: 13X18	2nd Bedroom: 13X14	Studio:	Air Conditioning:Central	
Kitchen: 16X17	3rd Bedroom: 10X13	Dinette:	Heat & Fuel: Central,Fuel - Electric	
Dining Room: 10X11	4th Bedroom:	Bonus Room:	Floor Covering: Carpet,Ceramic Tile	
Fireplace:		Balcony/Porch	Security System:	
Utilities Data:	Electric, Septic, Well			
Interior Layout:	Living/Dining Room Combo,Open Plan,Split Bedroom,Eating Space in Kitchen,Kitchen/Family Room Combo			
Interior Features:	Blinds/Sh,Cath/Vaul Ceil,Ceiling Fan(s),Hot Tub/Spa,Skylights,Smoke Alarm(s), Solid Sfc Cntrs, Solid Wd Cabnts, Walk In Closet, Wshr/Dryr Hku			
Master Bath:	Dual Sinks, Shower No Tub			
Appliances Incl:	Dishwasher,Dryer,Hot Water Electric,Microwave Hood,Oven,Range,Refrigerator,Washer,Water Filter Owned,Water Softener Owned,Water Aerat			
Kitchen:	Breakfast Bar,Island,Pantry			

Exterior Information

Ext. Construction: Block,Stucco	Style: Traditional,Ranch	Pool: Heated Pool,Heated Spa,In Ground,Screen Enclosure,G
Exterior Features:	Detached Workshop,Fenced,French Doors,Fruit Trees,Gutters / Downspouts,Hot Tub/Spa, Irrigation System, Mature Landscaping, Parking - RV/Bo	
Garage/Carport:	3+ Car Garage Detached Door Opener Oversized Workshop	Roof: Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:	Expire/Renewal Date:	
HOA Fee Required: N	HOA Fee:	HOA Payment Schedule:
Elementary:	Middle or Junior:	Mo.Maint.\$(addition to HOA): High:

Realtor Info

For more information on this or any other properties

please contact:

BILLIE RAY EASLEY

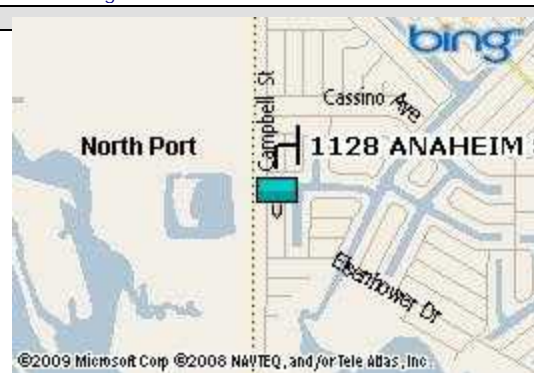
COLDWELL BANKER SUNSTAR REALTY

Direct: 941-286-4303

Office: 941-629-1245



SUNSTAR REALTY, INC.
MORRIS REALTY, INC.



Directions: B1, SR-776 West, right on Cornelius, left on Chamberlain, left on Campbell, left on Anaheim

billyrayeasley@embarqmail.com

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