



C7004178 18329 WOLBRETTE CIR, PORT CHARLOTTE

County: Charlotte County Zip Code: 33948-9360 Unit #: Status: Active
 Sub. Name: PORT CHARLOTTE SEC 37 List Price: \$129,500
 Beds: 3 Baths: 2/0 SqFt Heated: 1,200 Low Price:
 Pool: N, Sold Price:
 Property: , Single Family Home Year Built: 1978
 Total Acreage: Up to 10889 Sq. Ft. Total Building SF: 2097 MH Width:
 Water: Y Type/Name: Canal Access / ACKERMAN WATERWAY/ Ca ADOM: 7
 Location: Street Paved CDOM: 190

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

SUPER CLEAN, even Mr/Mrs Clean could live in this lovely 2(3) bedroom 2 bath home with a 1 car garage that has been nicely converted into the 3rd bedroom. All setting on a nice SALTWATER FRONT location with easy access to Beautiful Charlotte Harbor and via the scenic Ackerman Waterway with only 1 high bridge. Some of this nice homes many features includes: ceiling fans, spacious screened lanai, fenced back yard, roomy storage shed, upgraded appliances, cooktop range with oven, washer, dryer, refrigerator and much more all at a very affordable price. Even the furniture is negotiable.

Land, Site and Tax Information

SE/TP/RG: 30-40-22 Subdivision #: PCH Section #: 37 Block/Parcel: 2148 Lot#: 226 Front Exposure: West
 Tax ID: 402230327002 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 14.9 Lot # 226
 Taxes: \$2,180.00 Tax Year: 2008 Homestead: Other Exemptions: N CDD: Annual CDD Fee:
 Legal Description: PORT CHARLOTTE SEC37 BLK2148 LT 226 574/88 922/779 989/49 1172/1857UNREC DEED 1759/1546 2337/1072
 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: 80X125X80X125 M/L Lot Size(Acres): 0.23 Lot Size(SqFt): 10,001 Water Frontage: 65
 Front Exposure: West Waterfront Name: ACKERMAN WATERWAY Water View: Canal
 WaterFront Type: Frontage/ Canal Access,Can Waterfront Extras:

Interior Information

Living Room: 15X17 Master Br.: 12x18 5th Bedroom: Great Room: SqFt Source: Public records
 Family Room: 2nd Bedroom: 12X13 Studio: Air Conditioning:Central
 Kitchen: 11x15 3rd Bedroom: 14X20 Dinette: Heat & Fuel: Central,Fuel - Electric
 Dining Room: 10X11 4th Bedroom: Bonus Room: Floor Covering: Carpet,Vinyl
 Fireplace: N - Balcony/Porch Security System:
 Utilities Data: Cable Available, City Water, Electric, Septic, Street Lights
 Interior Layout: Eating Space in Kitchen,Living/Dining Room Combo,Open Plan,Split Bedroom
 Interior Features: Blinds/Sh,Ceiling Fan(s),Smoke Alarm(s),Walk In Closet,Wshr/Dryr Hkup,Wndw Treatment
 Master Bath: Tub with Shower
 Appliances Incl: Dryer,Hot Water Electric,Range,Oven,Range Hood,Refrigerator,Washer
 Kitchen: Closet Pantry Additional Rooms:

Exterior Information

Ext. Construction: Stucco,Block Style: Ranch Pool:
 Exterior Features: Fenced,Fruit Trees,Patio/Porch Screened,Sliding Doors,Utility Shed,Storage
 Garage/Carport: 1 Car Garage Garage Conversion Washer/Dryer Hookup Roof: Shingle

Community Information

Community Features: No Deed Restr

Maintenance Includes:

Housing for Older Persons: Expire/Renewal Date:
 HOA Fee Required: N HOA Fee: HOA Payment Schedule: Mo.Maint.\$(addition to HOA):
 Elementary: Meadow Park Elementary Middle or Junior: Murdock Middle High: Port Charlotte 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: E7, take US-41 South to right on Midway, right on Ackerman, left on Wolbrette Circle

billyrayeasley@embarqmail.com

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