

Bradley Freeman

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Bank On It Realty
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Property 1 Information



6482 ANGLE PLACE, NORTH PORT, FL 34287

Price:	\$223,000	MLS Listing ID:	N6104067
Status:	Sold (04/26/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	3	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 13
Year Built:	1962	Acres:	.27
Living Sq Ft:	1,259	Lot Sqft:	11,594
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/N6104067		

Property Description

Public Remarks: GULF ACCESS! 168 Ft of waterfront tip lot with no bridges out to the Myakka River. Only 1 bridge (El Jobean with 26' of clearance) out to the Gulf of Mexico. This 3 bedroom, 2 bath home on city water & sewer is truly a MUST SEE! Everything has been replaced within the last few years: roof, a/c, electrical panel & wiring, water & sewer lines, windows, slider, exterior doors, kitchen, bathrooms, flooring & dock. Whew - now that's worth taking a look at! The windows, slider & exterior doors are all hurricane impact rated. That means there's no need for hurricane shutters AND you will receive a HUGE reduction on your homeowner's insurance - a \$1,200+ savings (per seller). The kitchen was remodeled with granite counters, solid maple soft-close cabinets, stainless steel appliances, glass tile back splash & can lighting. And should you get stuck having to do dishes or load/unload the dishwasher, you'll be able to take in the gorgeous view of intersecting canals & daydream of getting back out on the water! Both bathrooms have had their vanities, tubs & showers replaced. 18 ceramic tile is throughout the home with beautiful laminate in all 3 bedrooms. After enjoying what the inside of this home has to offer, walk out to the large backyard through the screened lanai overlooking paradise! Plenty of room for a pool on your way to your dock w/electric & concrete steps to the water's edge to launch a kayak or canoe. There's also a large variety of mature fruit trees from Avocado to Banana! A MUST SEE!

Driving Directions: From US 41, turn onto S. Biscayne Dr. Right on Sydney Ave. Left on Malaluka Rd. Left on Angle Pl. Home will be on your left.

Legal Description: LOT 14 BLK 497 13TH ADD TO PORT CHARLOTTE DCT 84

Features

Water Features: River frontage/Access, Waterfront property, Canal view, Canal waterfront property, Waterview, Gulf access

General Info: Pets allowed

Location: Southwestern exposure

Stories: Single story

Recreation: Boat dockage

Lot: Cul-de-sac, Oversized lot

Lot Size: Lot size between 1/4 and 1/2 acre

Parking: Covered parking area

Construction: Concrete block/stucco

Foundation: Slab foundation

Exterior: Enclosed patio, Covered porch

Heating/Cooling: Central air conditioning, Central heat, Electric heating

Interior: Ceiling fan(s), Window treatments, Open floor plan

Flooring: Tile flooring

Win/Doors: Sliding glass door(s)

Laundry: Indoor laundry room

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Exhaust fan/hood, Range and Oven

Room Information

Master Bedroom:	13x12	Bedroom 2:	11x9	Bedroom 3:	12x9	Kitchen:	13x10	Dining Room:	9x8
Living Room:	13x11	Family Room:	11x10						

Property Information

Lot:	14	Zoning:	RSF2	Elem School:	Lamarque Elementary
Block:	497	APN:	0998049714	Middle School:	Heron Creek Middle
Unit:		Lot Dimensions:		High School:	North Port High

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Customer Detail Report + Photos & Map

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Property 1 Information Continued

Financial Information

HOA Fee:

HOA Freq:

Taxes: \$1,835

Maintenance Fee:

Maintenance Freq:

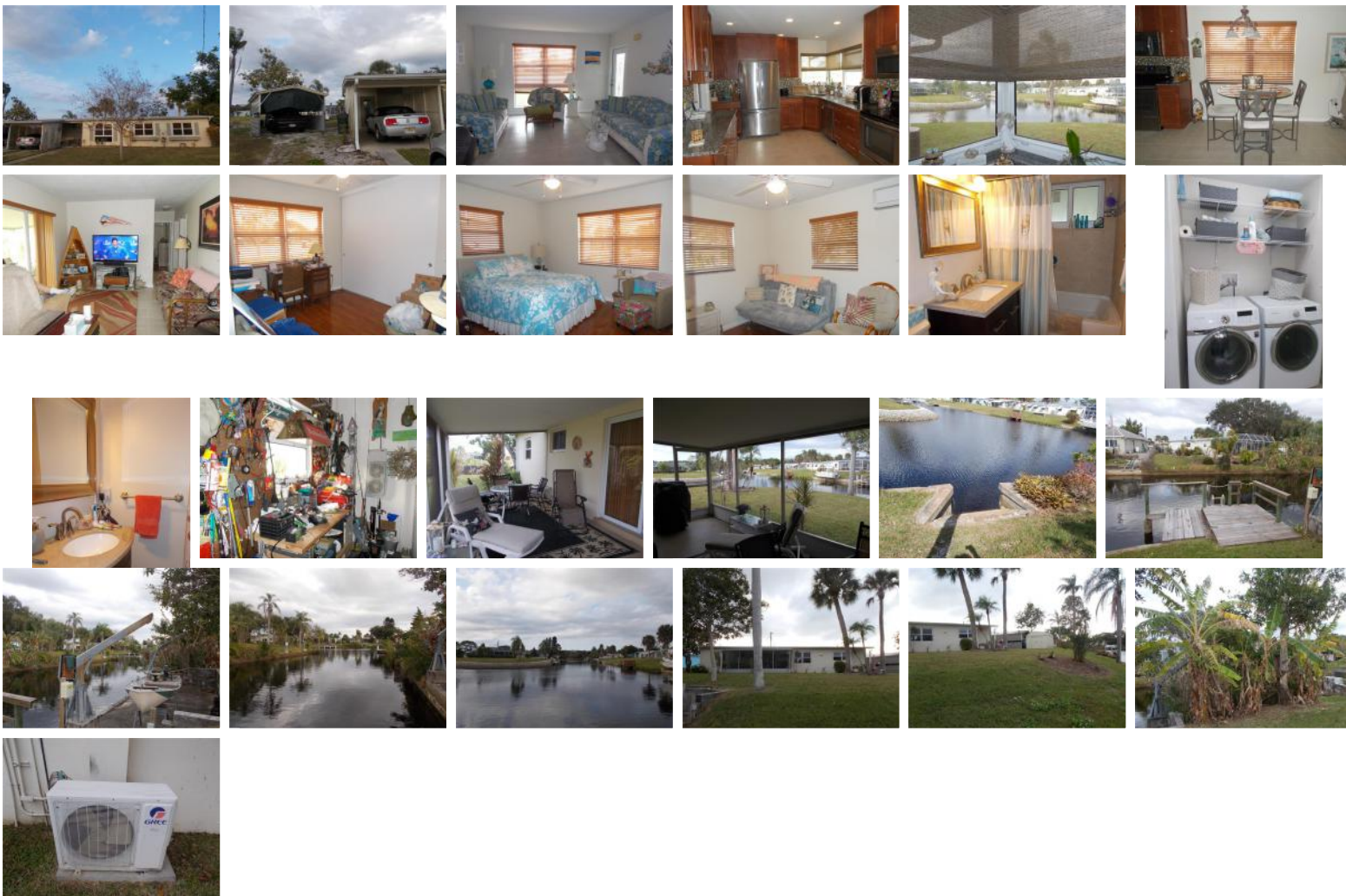
Tax Year: 2018

Terms:

Possession:

Homestead: Y

Additional Images



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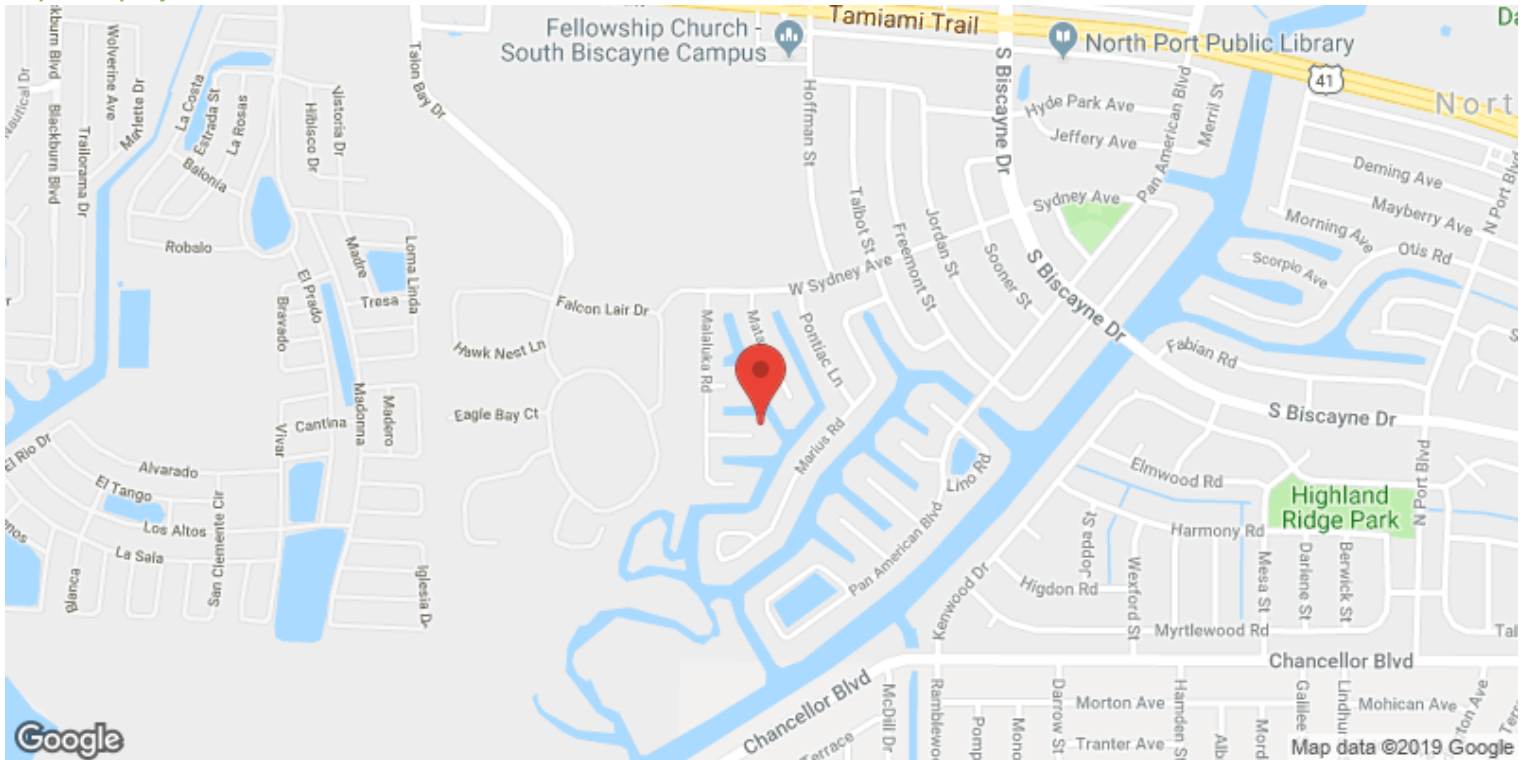
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Property 1 Information Continued

Map of Property



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Property 2 Information



6077 ABIGAIL AVENUE, NORTH PORT, FL 34287

Price:	\$250,000	MLS Listing ID:	C7416961
Status:	Pending	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	3	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 42
Year Built:	1970	Acres:	.33
Living Sq Ft:	1,183	Lot Sqft:	14,443
Virtual Tour:	https://my.matterport.com/show/?m=9tuAEvHt7si&mls=1		

Property Description

Public Remarks: *3D INTERACTIVE VIRTUAL TOUR* 3 bedroom, 2 bathroom POOL home w/CITY WATER in a popular North Port area on a TIP LOT with 170 feet frontage on a SALTWATER CANAL with a captivating view! Pull up the driveway from the cul-de-sac & be greeted with a covered front porch & carport. Open your front door to the open concept great room with ceiling fan, ceramic tile flooring & large front windows allowing the natural Florida sunlight to shine right in! The kitchen has been updated with granite countertops, closet pantry & an abundance of cabinet space. A large window over the kitchen sink gives great water views! BONUS - All of the kitchen appliances are included in the sale! The eat in breakfast/dining area is the perfect spot for enjoying that morning cup of coffee. Down the hallway you will find the bathroom and all 3 bedrooms. The guest bedrooms all have carpet, updated light fixtures, windows & private closets. Guest bedrooms 2 & 3 even have a built in under window bench - throw down some pillows & blankets & you have yourself a cozy reading spot! The master suite is large in size & features a private closet, large window with canal view, newer light fixture & granite vanity w/tiled shower. Enjoy the sunsets, overlooking the canal, fish from your private dock or take a refreshing dip in your private sparkling blue pool! The over sized laundry room has plenty of extra storage space for all of your needs. New 200 amp electrical panel, 2014 new upgraded metal Roof, Pool resurfaced in 2014 as well.

Driving Directions: 41 to South on North Port Blvd - 5 blocks to Right on Abigail to tip lot at end of cul-de-sac.

Legal Description: LOT 11 BLK 1978 42ND ADD TO PORT CHARLOTTE

Features

Water Features:	Waterfront property, Canal view, Canal waterfront property, Waterview
General Info:	Pets allowed
Location:	Northeastern exposure
Style:	Ranch style
Stories:	Single story
Recreation:	Swimming pool, In-ground swimming pool, Saltwater swimming pool, In-ground, screen enclosed swimming pool, Boat dockage
Lot:	Cul-de-sac, Oversized lot
Lot Size:	Lot size between 1/4 and 1/2 acre
Construction:	Concrete block\stucco, Stucco exterior
Foundation:	Slab foundation
Roof:	Metal roof
Exterior:	Enclosed patio, Covered porch, Enclosed porch, Outdoor lights
Heating/Cooling:	Central air conditioning
Interior:	Ceiling fan(s), Open floor plan
Flooring:	Carpet, Tile flooring
Win/Doors:	Sliding glass door(s)
Rooms:	Living/dining room combination, Master bedroom is downstairs, Eat in kitchen
Laundry:	Indoor laundry room
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Range and Oven

Room Information

Master Bedroom:	13x13	Bedroom 2:	13x10	Bedroom 3:	13x11	Kitchen:	10x10	Dining Room:	9x11
Great Room:	14x15								

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Property 2 Information Continued

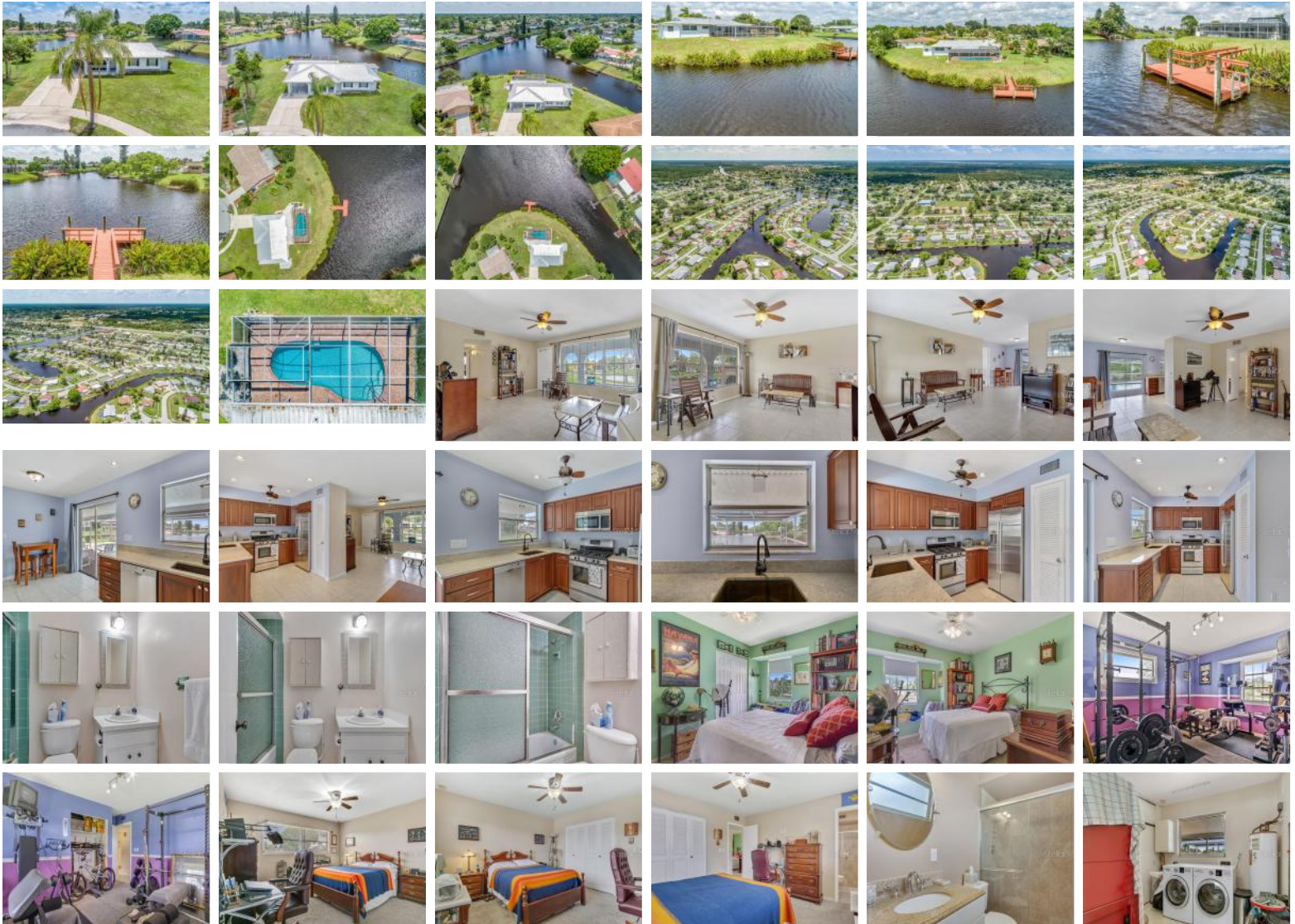
Property Information

Lot:	11	Zoning:	RSF2	Elem School:	Lamarque Elementary
Block:	1978	APN:	0998197811	Middle School:	Heron Creek Middle
Unit:		Lot Dimensions:	50X124X169X97	High School:	North Port High

Financial Information

HOA Fee:		Maintenance Fee:		Terms:	
HOA Freq:		Maintenance Freq:		Possession:	
Taxes:	\$1,088	Tax Year:	2018	Homestead:	Y

Additional Images



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Property 3 Information



6591 MALALUKA ROAD, NORTH PORT, FL 34287

Price:	\$217,500	MLS Listing ID:	D6100516
Status:	Sold (10/19/2018)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	3	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 13
Year Built:	1964	Acres:	.33
Living Sq Ft:	1,367	Lot Sqft:	14,509
Virtual Tour:	https://vimeo.com/269281593		

Property Description

Public Remarks: REDUCED \$20,000!!! Gorgeous Views on this oversized Tip lot with 166' of seawall canal frontage that takes you out the Myakka River to the Charlotte Harbor. This home offers impact windows an updated design, Roof redone in 2009 and updated stainless steel appliances, and beautiful updated bathrooms. This home is located just minutes to shopping, restaurants, parks, and quick access to the interstate. This home is a must see!

Driving Directions: Take 41 South and turn left on Biscayne, Turn Right on Sydney Ave, and left on Malaluka Rd. Home at the end of Cul-de-sac.

Legal Description: LOT 1 BLK 497 13TH ADD TO PORT CHARLOTTE

Features

Water Features: River frontage/Access, Waterfront property, Canal view, Canal waterfront property, Waterview

Style: Contemporary style

Lot: Cul-de-sac, Oversized lot

Lot Size: Lot size between 1/4 and 1/2 acre

Fencing: Fenced yard

Construction: Concrete block/stucco, Stucco exterior

Foundation: Slab foundation

Roof: Shingle roof

Exterior: Patio, Enclosed patio, Covered porch, Enclosed porch, Storage/out-building(s)

Heating/Cooling: Central air conditioning, Central heat

Interior: Walk-in closet(s)

Flooring: Tile flooring, Hardwood floors

Win/Doors: Sliding glass door(s)

Rooms: Living/dining room combination

Utilities: Public sewer services, Public water supply

Inclusions: Microwave oven, Cooktop range, Disposal, Dishwasher, Refrigerator, Built-in oven

Room Information

Master Bedroom: 12x11 Kitchen: 10x16 Breakfast Room: 10x10 Living Room: 13x17

Property Information

Lot: 1 **Zoning:** RSF2 **Elem School:**

Block: 497 **APN:** 0998049701 **Middle School:**

Unit: **Lot Dimensions:** **High School:**

Financial Information

HOA Fee: **Maintenance Fee:** **Terms:**

HOA Freq: **Maintenance Freq:** **Possession:**

Taxes: \$2,370 **Tax Year:** 2017 **Homestead:** N

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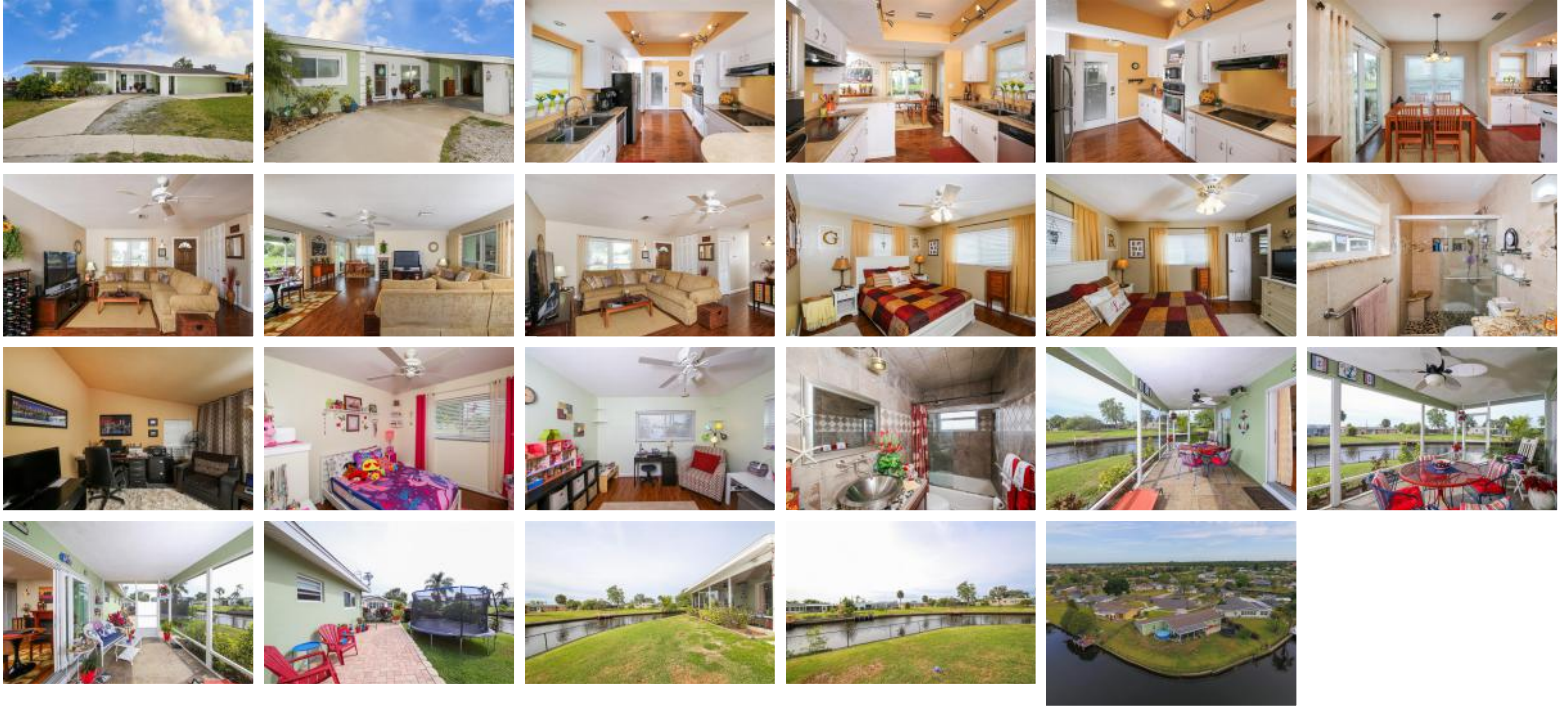
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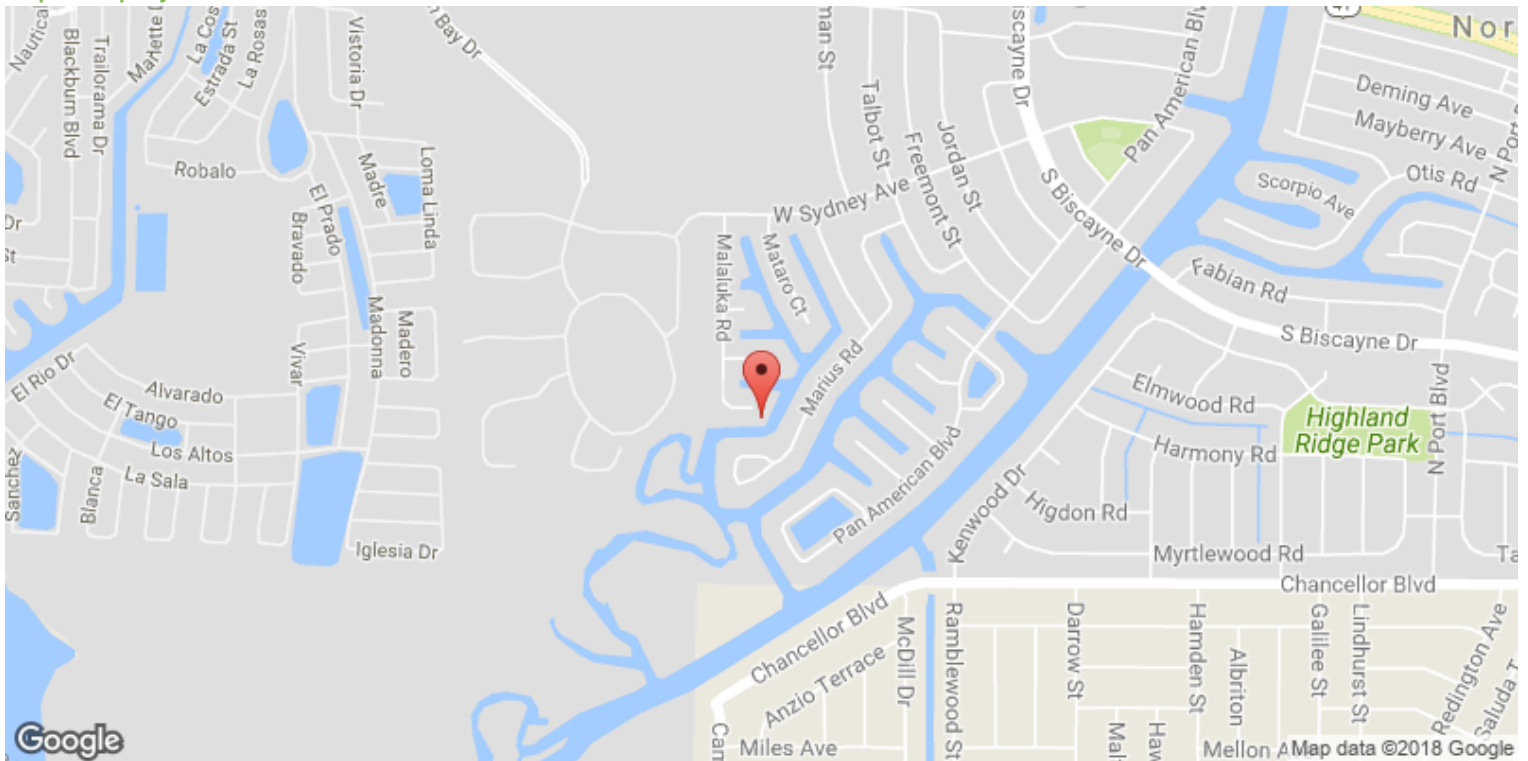
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Property 3 Information Continued

Additional Images



Map of Property



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Property 4 Information



5898 MAYBERRY AVENUE, NORTH PORT, FL 34287

Price:	\$194,763	MLS Listing ID:	D6102210
Status:	Sold (10/18/2018)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	3	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 03
Year Built:	1995	Acres:	.2
Living Sq Ft:	1,503	Lot Sqft:	8,925
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/D6102210		

Property Description

Public Remarks: One of the most convenient locations in North Port. This 3 bedroom 2 bath 2 car garage home is ready to move into. Interior features all new laminate wood and carpet, fresh paint and clean as a whistle. Large screened patio area adjoining your inground pool and extended driveway for rv parking. New roof in 2017 and a/c in 2014. Situated on nice corner lot with sidewalks leading to dining, shopping and more.

Driving Directions: 41 to North Port Blvd, South to Mayberry.

Legal Description: LOT 5 BLK 351 3RD ADD TO PORT CHARLOTTE

Features

Style: Contemporary style

Scenery: Adjacent to park

Recreation: Swimming pool, In-ground swimming pool, In-ground, screen enclosed swimming pool

Lot Size: Lot size is 1/4 acre or less

Parking: Parking pad, Automatic garage door, Oversized garage

Construction: Concrete block\stucco, Stucco exterior

Foundation: Slab foundation

Roof: Shingle roof

Exterior: Enclosed patio, Covered porch, Enclosed porch

Heating/Cooling: Central air conditioning, Electric heating

Interior: Ceiling fan(s), Walk-in closet(s), Window treatments, Secondary bedrooms split from master bedroom, Cathedral ceilings

Flooring: Carpet, Tile flooring

Win/Doors: Sliding glass door(s)

Rooms: Eat in kitchen

Utilities: Public sewer services, Public water supply, Satellite dish

Inclusions: Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Room Information

Master Bedroom:	16x12	Bedroom 2:	12x11	Bedroom 3:	12x11	Kitchen:	14x9	Laundry Room:	6x6
Dining Room:	11x9	Living Room:	21x17						

Property Information

Lot:	5	Zoning:	RTF	Elem School:	
Block:	351	APN:	0999035105	Middle School:	
Unit:		Lot Dimensions:		High School:	

Financial Information

HOA Fee:		Maintenance Fee:		Terms:	
HOA Freq:		Maintenance Freq:		Possession:	
Taxes:	\$1,392	Tax Year:	2017	Homestead:	Y

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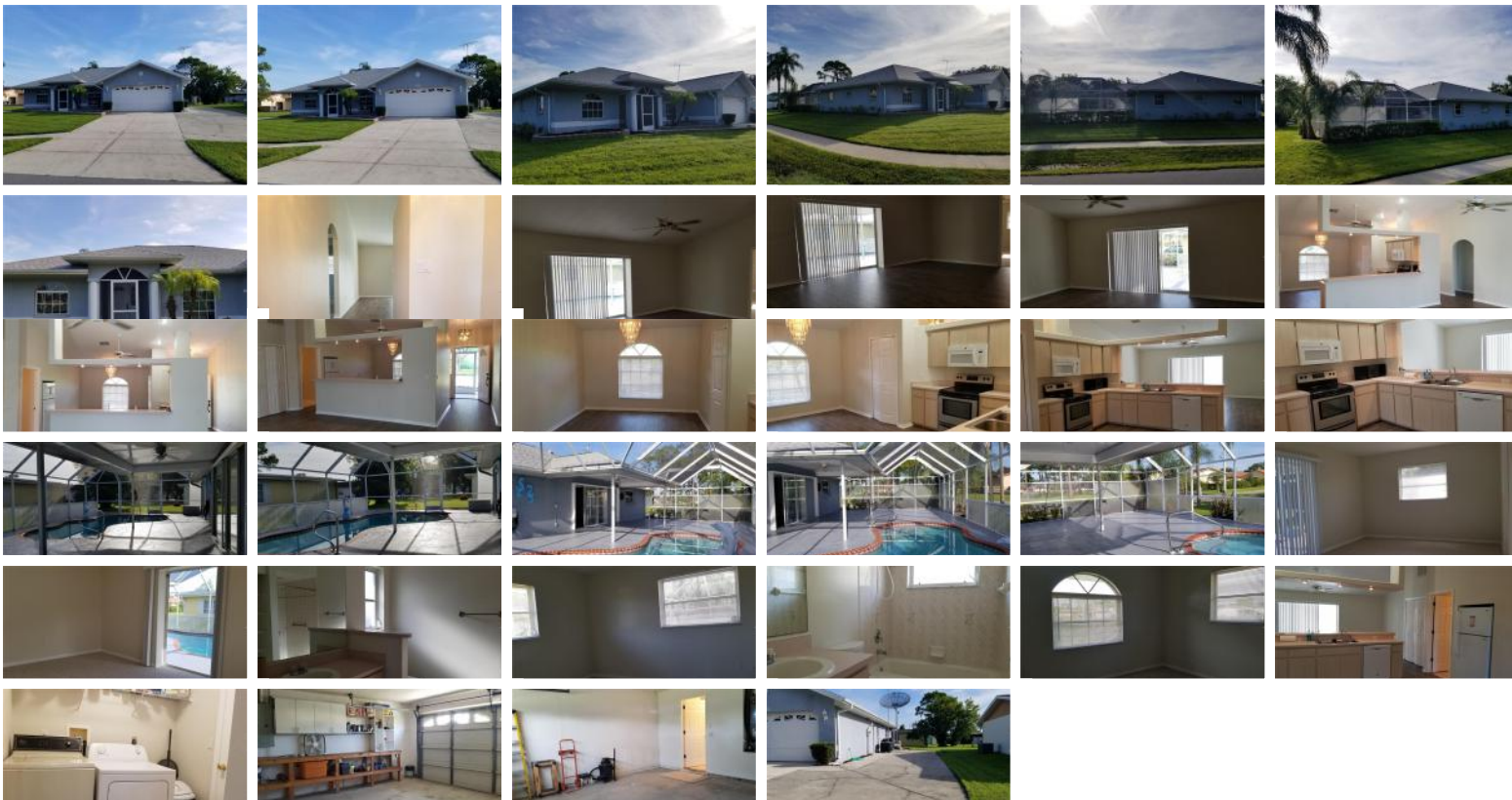
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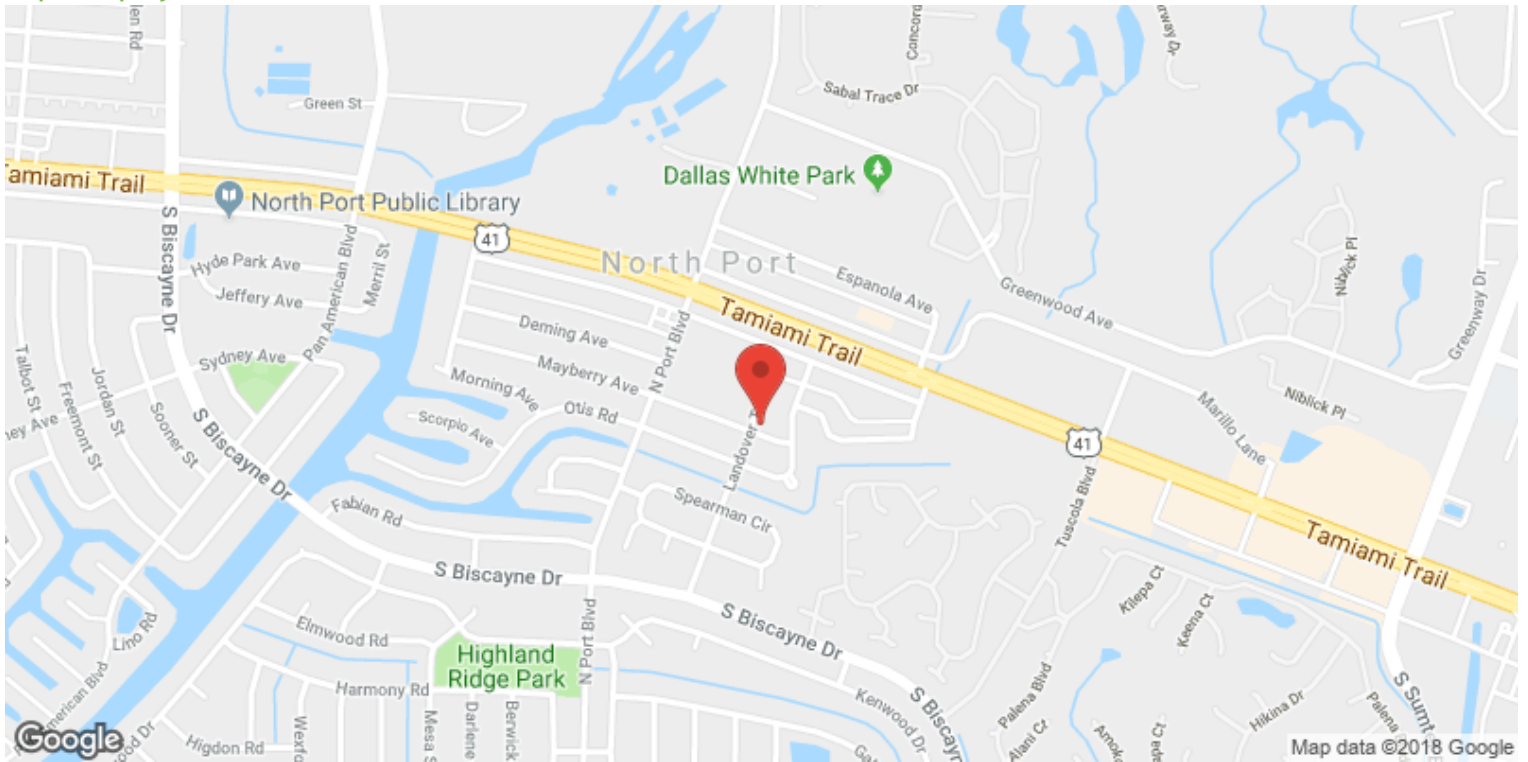
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Map of Property



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Property 5 Information

6342 MALALUKA ROAD, NORTH PORT, FL 34287



Price:	\$200,000	MLS Listing ID:	A4429996
Status:	Sold (05/13/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	4	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 13
Year Built:	1962	Acres:	.22
Living Sq Ft:	1,236	Lot Sqft:	9,636
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/A4429996		

Property Description

Public Remarks:	PRICE DROP SELLER SAYS MAKE AN OFFER! Are you looking for a great house with no HOA and no CDD fees? Congratulations! Youve found it! Enjoy the serenity of a delightful a stunning waterfront canal home, with room to dock your vessel! Offering direct access to the Gulf of Mexico and Charlotte Harbor, or sit on your patio at watch the Dolphins and Manatee swim by. This renovated two-bedroom home features a bonus room that can easily be used as a 3rd bedroom, a separate den, laundry, and two full bathrooms. But wait; theres more: yes, an in-ground pool. Very recent improvements include the complete replacement of the old cast iron drainpipes in the foundation, new roof, new air-conditioning, and a complete remodeling of two bathrooms, kitchen, and dining room. The interior plumbing was updated in 2012, the exterior is freshly painted, and new tiles in service areas complete a comprehensive upgrade. This property will not last long on the market! Call to book your immediate home inspection!
Driving Directions:	Start out going southeast on Tamiami Trl/Tamiami Trl/US-41 S/FL-45 toward Short Rd. Turn right onto Hoffman St. Turn right onto Sydney Ave. Take the 3rd left onto Malaluka Rd. 6342 MALALUKA RD is on the left.
Legal Description:	LOT 30 BLK 497 13TH ADD TO PORT CHARLOTTE

Features

Water Features:	River frontage/Access, Waterfront property, Canal view, Canal waterfront property, Waterview, Gulf access
Location:	Eastern exposure
Recreation:	Swimming pool, In-ground swimming pool, In-ground, screen enclosed swimming pool, Boat dockage
Lot Size:	Lot size between 1/4 and 1/2 acre
Fencing:	Fenced yard
Parking:	Parking pad
Construction:	Concrete block\stucco, Stucco exterior
Foundation:	Slab foundation
Exterior:	Patio, Enclosed porch, Outdoor lights
Heating/Cooling:	Central air conditioning, Central heat, Heat pump, Electric heating
Interior:	Ceiling fan(s), Window treatments, Open floor plan
Flooring:	Tile flooring
Win/Doors:	Sliding glass door(s)
Rooms:	Living/dining room combination
Utilities:	Public sewer services, Public water supply
Inclusions:	Dishwasher, Refrigerator, Clothes washer, Clothes dryer

Room Information

Master Bedroom:	13x12	Bedroom 2:	11x10	Kitchen:	10x10	Laundry Room:	10x7	Den:	12x9
Dining Room:	15x9	Living Room:	14x16	Extra Room:	15x10				

Property Information

Lot:	30	Zoning:	RSF2	Elem School:	Lamarque Elementary
Block:	497	APN:	0998049730	Middle School:	Heron Creek Middle
Unit:		Lot Dimensions:		High School:	North Port High

Financial Information

HOA Fee:		Maintenance Fee:		Terms:	
HOA Freq:		Maintenance Freq:		Possession:	
Taxes:	\$2,650	Tax Year:	2018	Homestead:	N

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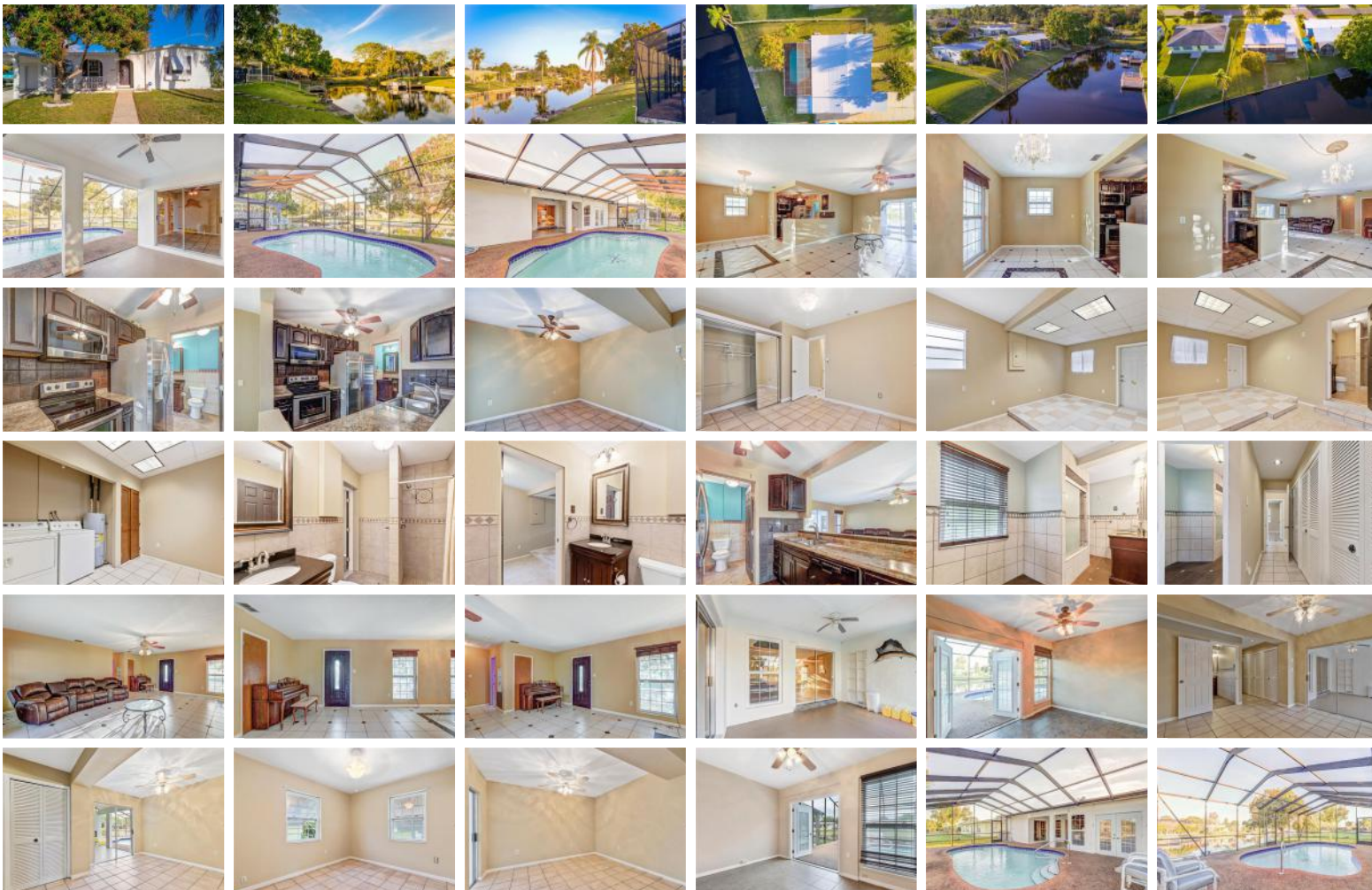
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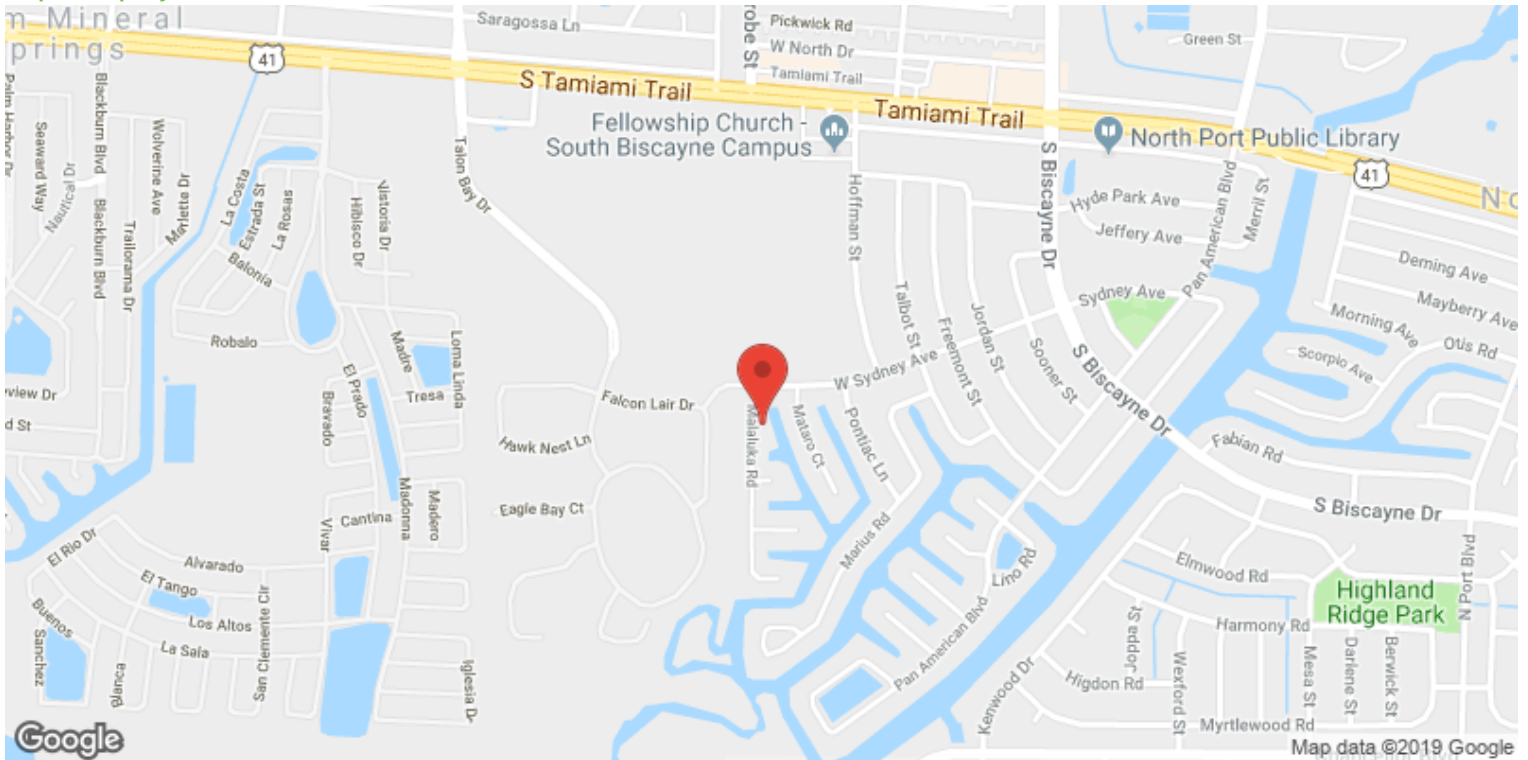
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Property 5 Information Continued

Map of Property



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Property 6 Information



6690 MARIUS ROAD, NORTH PORT, FL 34287

Price:	\$199,990	MLS Listing ID:	O5793761
Status:	Active	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	2	City:	North Port
Full Baths:	1	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 13
Year Built:	1961	Acres:	.22
Living Sq Ft:	1,045	Lot Sqft:	9,791
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/O5793761		

Property Description

Public Remarks:	Adorable and affordable waterfront home with direct access to the Myakka River & the Gulf of Mexico! Updated/Remodeled in 2015! Concrete block home offering 2BD, 1BA. New roof, new AC, new electric, new water heater, flooring, kitchen, bathrooms and more! Concrete seawall with room for a dock or just fish and watch dauphins from your backyard! Fenced too! Enjoy your coffee on the patio while looking out to the tranquil waters. The bonus room could possibly be a third bedroom. This established neighborhood has City water & sewer along with street lights and sidewalks great for walking or biking. This home is waiting for you to move and enjoy your Florida life!
Driving Directions:	North on Hwy 41, left onto Biscayne, right on Sydney, left onto Pontiac, right onto Marius
Legal Description:	LOT 13 BLK 23 13TH ADD TO PORT CHARLOTTE OR 2837/2172

Features

Water Features:	Waterfront property, Canal view, Canal waterfront property, Waterview
Location:	Southeastern exposure
Stories:	Single story
Lot Size:	Lot size is 1/4 acre or less
Fencing:	Fenced yard
Construction:	Stucco exterior
Foundation:	Slab foundation
Roof:	Shingle roof
Exterior:	Storage/out-building(s)
Heating/Cooling:	Central air conditioning, Central heat
Flooring:	Carpet, Tile flooring
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Room Information

Master Bedroom:	10x10	Kitchen:	8x9	Living Room:	23x15
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Property Information

Lot:	13	Zoning:	RSF2	Elem School:	Lamarque Elementary
Block:	23	APN:	0998002313	Middle School:	Heron Creek Middle
Unit:		Lot Dimensions:		High School:	North Port High

Financial Information

HOA Fee:		Maintenance Fee:		Terms:	
HOA Freq:		Maintenance Freq:		Possession:	
Taxes:	\$2,081	Tax Year:	2018	Homestead:	N

Additional Images



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Customer Detail Report + Photos & Map

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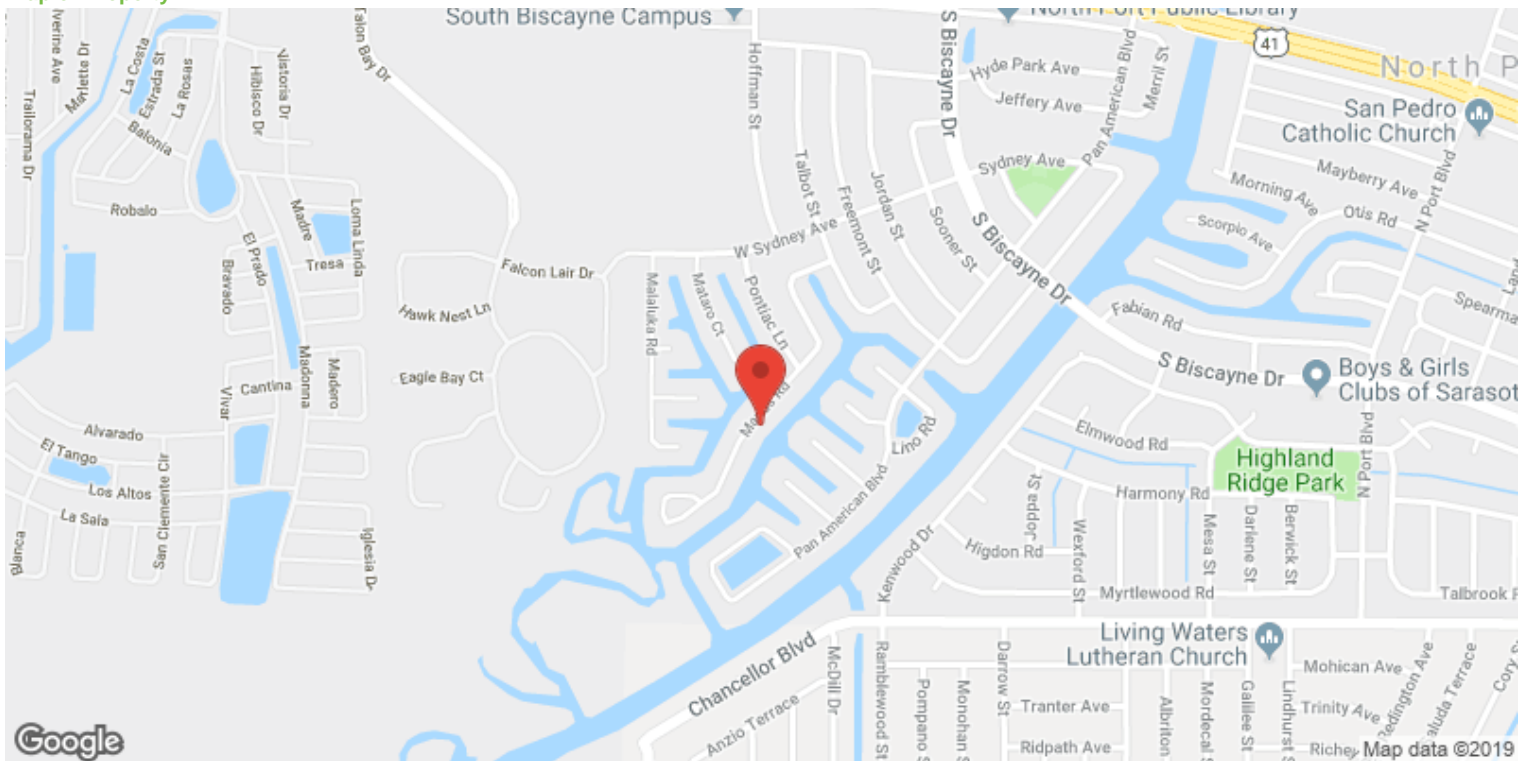
Brad@BankOnIt.com

Property 6 Information Continued

Additional Images Continued



Map of Property



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Property 7 Information

6267 OTIS ROAD, NORTH PORT, FL 34287



Price:	\$151,500	MLS Listing ID:	N6102724
Status:	Sold (04/04/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	3	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 42
Year Built:	1974	Acres:	.22
Living Sq Ft:	1,323	Lot Sqft:	9,780
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/N6102724		

Property Description

Public Remarks:	Centrally located waterfront property with access to Charlotte Harbor(one under bridge crossing) and out to the Gulf of Mexico. This amazing home is newly retiled(2018) throughout and a complete re-roofing(2015). The main structure sits high from the flood plain and does not require flood insurance. As you enter the main living area the main formal dining space is immediately visible as it connects to the kitchen and another eat-in area overlooking the large family room(converted lanai). The master bedroom has access from the family room through a sliding door and has its own bathroom. There's a second bathroom available for the 2 bedrooms adjacent to the master bedroom. Extra room on the driveway allows for at least 2 more vehicles to park on the premises and the covered carport has enough space for a large vehicle. The fenced-in backyard is ideal for some fun time outdoors playing with your favorite pet. Make an appointment to view this fantastic home. Old Federal Pacific breaker panell will be replaced and upgraded with a different brand on Mar 19, 2019.
Driving Directions:	From Tamiami Trl South make a right on North Port Blvd. Then right on Otis Rd. The house is on the left side of the road.
Legal Description:	LOT 11 BLK 1977 42ND ADD TO PORT CHARLOTTE

Features

Water Features:	Waterfront property, Canal waterfront property, Waterview
Location:	Eastern exposure
Style:	Bungalow style
Stories:	Single story
Lot Size:	Lot size is 1/4 acre or less
Fencing:	Fenced yard
Parking:	Covered parking area, Parking pad
Construction:	Brick exterior, Concrete block\stucco
Foundation:	Slab foundation
Roof:	Shingle roof
Exterior:	Enclosed porch
Heating/Cooling:	Central air conditioning, Central heat, Propane heating
Interior:	Ceiling fan(s)
Flooring:	Tile flooring
Win/Doors:	Sliding glass door(s)
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Exhaust fan/hood, Range and Oven

Room Information

Master Bedroom:	10x15	Kitchen:	9x9	Dining Room:	10x12	Living Room:	14x14	Family Room:	9x26
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Property Information

Lot:	11	Zoning:	RSF2	Elem School:	Glenallen Elementary
Block:	1977	APN:	0997197711	Middle School:	Heron Creek Middle
Unit:		Lot Dimensions:		High School:	North Port High

Financial Information

HOA Fee:		Maintenance Fee:		Terms:	
HOA Freq:		Maintenance Freq:		Possession:	
Taxes:	\$1,914	Tax Year:	2017	Homestead:	Y

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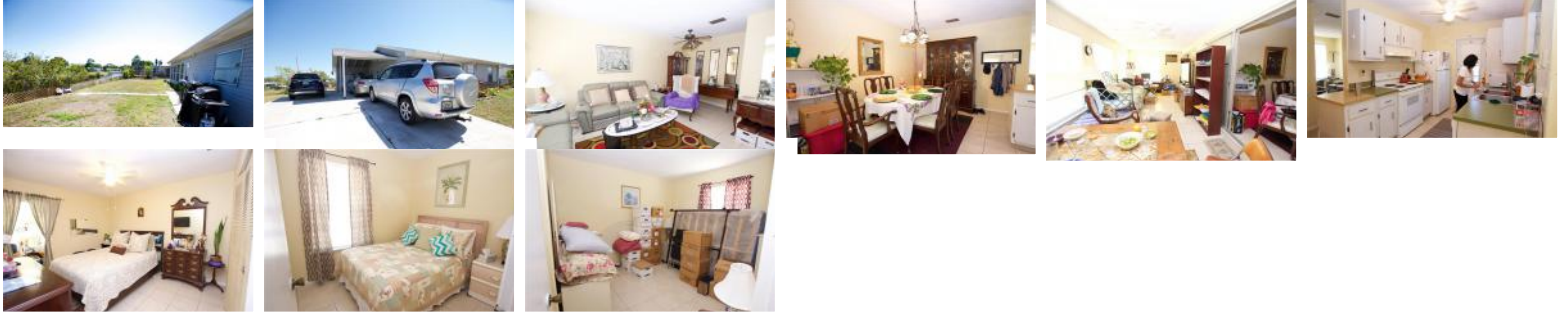
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Property 7 Information Continued

Additional Images



Map of Property



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Property 8 Information



6335 CONISTON TERRACE, NORTH PORT, FL 34287

Price:	\$189,900	MLS Listing ID:	N6104992
Status:	Active	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	3	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 50
Year Built:	1983	Acres:	.46
Living Sq Ft:	1,204	Lot Sqft:	20,012
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/N6104992		

Property Description

Public Remarks:

Room to roam! Situated on a nearly 0.5 acre corner lot in the heart of North Port, this 3 BR, 2 BA home is a rare find that combines privacy in close proximity to North Port's amenities, such as shopping, restaurants and just a stone's throw away from Tamiami Trail and easy access to I-75 off River Road. Extensively remodeled within the past 2 years, the new owners will enjoy an open floor plan with lots of natural light, wood-grain plank flooring throughout (no carpet in the entire home!), a contemporary kitchen with granite countertops, tile back splash, stainless-steel appliances and a counter-height breakfast bar. Your dining area features sliding glass doors to the lanai and you will love to gather with family and friends on balmy evenings, watching the birds and enjoying gentle breezes. The Master Bedroom suite is comfortably sized and the Master bath features an easily accessible walk-in shower. Your guests will enjoy their two private guest rooms and shared guest bath with shower over tub. The size and location of the lot offer lots of possibilities. There are no deed restrictions and you could park your RV or boat or add additional outbuildings for storage or home workshop. You will love the convenient location, close to the new Atlanta Braves Spring Training stadium and Manasota beach. City water & sewer. No HOA and no CDD! Schedule your appointment today!

Driving Directions:

U.S. 41 S (Tamiami Trail) to North Port Blvd. R on North Port Blvd. L on Mayberry (past Catholic Church). L on Coniston Terrace. Home on corner of Coniston & Mayberry.

Legal Description:

LOT 3 BLK 2490 50TH ADD TO PORT CHARLOTTE

Features

Location:	Eastern exposure
Scenery:	Garden view
Stories:	Single story
Lot:	Level lot, Oversized lot
Lot Size:	Lot size between 1/4 and 1/2 acre
Fencing:	Fenced yard
Parking:	Automatic garage door
Construction:	Stucco exterior
Foundation:	Slab foundation
Roof:	Shingle roof
Exterior:	Enclosed patio
Heating/Cooling:	Central air conditioning, Central heat, Heat pump
Interior:	Ceiling fan(s), Window treatments, Open floor plan
Flooring:	Vinyl flooring
Win/Doors:	Sliding glass door(s)
Rooms:	Family room
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Room Information

Master Bedroom:	14x11	Bedroom 2:	10x12	Bedroom 3:	10x10	Kitchen:	11x14	Dining Room:	13x11
Great Room:	17x15								

Property Information

Lot:	3	Zoning:	RSF2	Elem School:	Lamarque Elementary
Block:	2490	APN:	1000249003	Middle School:	Heron Creek Middle
Unit:		Lot Dimensions:		High School:	North Port High

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Customer Detail Report + Photos & Map

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Property 8 Information Continued

Financial Information

HOA Fee:

HOA Freq:

Taxes: \$2,241

Maintenance Fee:

Maintenance Freq:

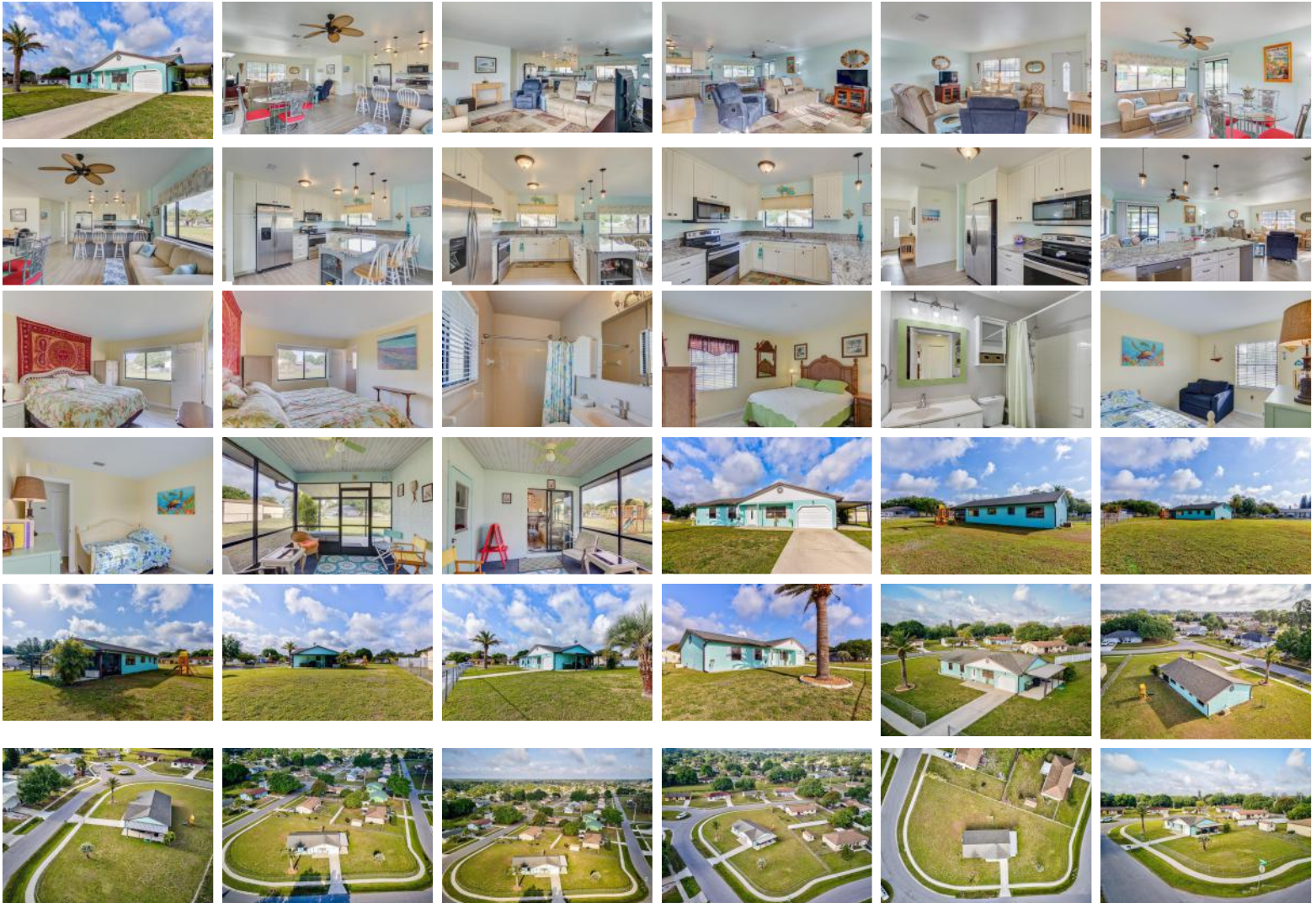
Tax Year: 2018

Terms:

Possession:

Homestead: N

Additional Images



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Property 9 Information



6840 S BISCAYNE DRIVE, NORTH PORT, FL 34287

Price:	\$179,900	MLS Listing ID:	C7413535
Status:	Sold (07/05/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	34287 - North Port/Venice
Beds:	3	City:	North Port
Full Baths:	2	County:	Sarasota
Half Baths:	0	Community:	PORT CHARLOTTE SUB 42
Year Built:	1977	Acres:	.17
Living Sq Ft:	1,238	Lot Sqft:	7,500
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/C7413535		

Property Description

Public Remarks:	Adorable 3 bedroom 2 bath 1 car garage home with an inviting front porch and upgrades inside and outside. Home features new roof in 2012, new breaker box in 2018, A/C 2 years and hot water heater in 2016 that is powered by solar panels located on the roof. The kitchen is equipped with stainless steel appliances, granite counter tops and shaker cabinets. Open and airy floor plan with new vinyl plank flooring in living areas, plenty of light and ceiling fans throughout. Exterior features a 6 ft PVC fence, mature landscaping, roll down shutters and a covered screen lanai.
Driving Directions:	U.S.41 to North Port Blvd, go to S.Biscayne, turn right, house will be on right.
Legal Description:	LOT 16 BLK 1981 42ND ADD TO PORT CHARLOTTE

Features

Location:	Southern exposure
Lot Size:	Lot size is 1/4 acre or less
Foundation:	Slab foundation
Roof:	Shingle roof
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Ceiling fan(s)
Win/Doors:	Hurricane awnings
Rooms:	Master bedroom is downstairs
Utilities:	Public sewer services, Public water supply
Inclusions:	Dishwasher, Refrigerator, Range and Oven

Room Information

Master Bedroom:	13x12	Kitchen:	13x9	Living Room:	14x14
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Property Information

Lot:	16	Zoning:	RSF2	Elem School:
Block:	1981	APN:	0998198116	Middle School:
Unit:		Lot Dimensions:		High School:

Financial Information

HOA Fee:		Maintenance Fee:		Terms:
HOA Freq:		Maintenance Freq:		Possession:
Taxes:	\$964	Tax Year:	2018	Homestead: Y

Additional Images



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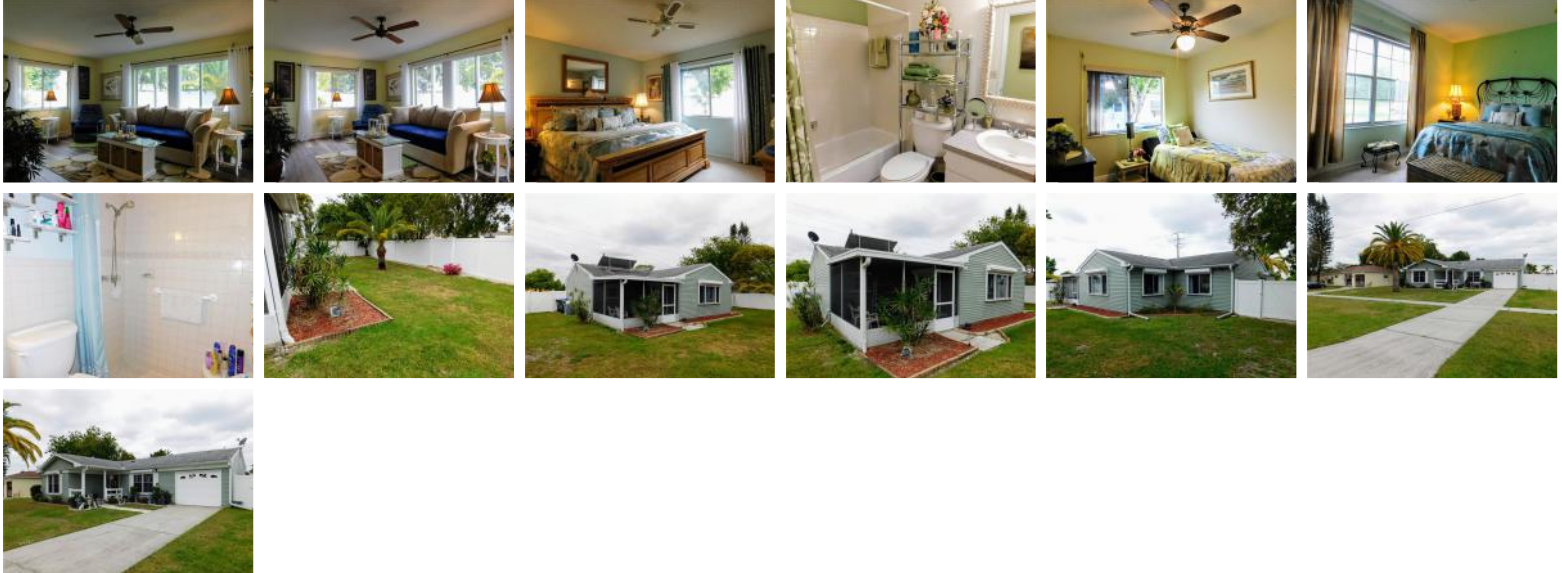
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Property 9 Information Continued

Additional Images Continued



Map of Property



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