

# WATERFRONT PARADISE

516 WABASH TERRACE, PORT CHARLOTTE, FL 33954



- **Peaceful Canal**
- **Hot Tub Spa**
- **Open floor plan**
- **Great location**
- **Newer roof**
- **Split bedroom plan**
- **Large living room**
- **Furniture available**

Very nice home in a great neighborhood. Close to shopping and services. Well appointed, on fresh water canal with restful view. Large screened lanai with spa/hot tub. Split floor plan for privacy with separate guest suite at opposite end of home. Large garage and inside laundry room. Nicely landscaped. Furnishings available. All this at a great price...

**\$185,000**

**3 BED, 2 BATH CANAL HOME**

For Additional Information or a Viewing Appointment Call:

Suncoasteam Realty

Jim Mulligan : 941-456-3034

**ML# C6992521****516 WABASH TER, PORT CHARLOTTE**

**County:** Charlotte County **Zip Code:** 33954 **Unit #:** **Status:** Active  
**Grid:** A-12 **Sub. Name:** PORT CHARLOTTE SEC 15 **List Price:** \$185,000  
**Beds:** 3 **Baths:** 2 **SqFt Heated:** 1,734 **Total Building SF:** 2571  
**Pool:** N,  
**Property:** One Story, Single Family Home **Year Built:** 1996  
**Total Acreage:** Up to 10889 Sq. Ft.  
**Water: Y Type/Name:** Canal - Fresh

Very nice home in a great neighborhood. Close to shopping and services. Well appointed, on fresh water canal with beautiful view. Lawn irrigation with canal water. Large screened lanai with spa/hot tub. Split floor plan for privacy with separate guest suite at opposite end of home. Large garage and inside laundry room. Nicely landscaped. Furnishings available.

**Land, Site and Tax Information**

**SE/TP/RG:** 01-40-22 **Subdivision #:** PCH **Section #:** **Block/Parcel:** **Lot#:** 111 **RP#:**  
**Tax ID:** 402201458019 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** **Lot #** 111  
**Taxes:** \$1,829.00 **Tax Year:** 2007 **Homestead:** Y **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**  
**Legal Description:** PORT CHARLOTTE SEC15 BLK1533 LT 111 179/157 485/804 830/170 975/1283 1156/2000 1223/1437 1307/240  
**Ownership:** Fee Simple **Complex/Community Name:** **OR Book/Page:** /  
**Min Lease:** **Lease # Per Year:** **Max Pet Wt:**  
**Lot Dimensions:** 70x125x90x130 **Lot Size(Acres):** 0.23 **Lot Size(SqFt):** 10,018 **Water Frontage:** 90  
**Front Exposure:** Northwest **Waterfront Name:** **Water View:** Canal  
**WaterFront Type:** Frontage/ Canal - Fresh **Waterfront Extras:**

**Interior Information**

**Living Room:** 17x19 **Master Br.:** 18x13 **5th Bedroom:** **Great Room:** **SqFt Source:** Public records  
**Family Room:** **2nd Bedroom:** 12x11 **Studio:** **Air Conditioning:** Central  
**Kitchen:** 13x12 **3rd Bedroom:** 11x11 **Dinette:** 12x11 **Heat & Fuel:** Central,Fuel - Electric  
**Dining Room:** 11x12 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Ceramic Tile,Vinyl  
**Fireplace:** N - **Balcony/Porch:** 26x21 **Security System:**  
**Utilities Data:** Cable Available, Canal/Lake For Irrigtn, County Water, Electric, Public Sewer, Public Utilities  
**Interior Layout:** Eating Space in Kitchen,Open Plan,Split Bedroom,Volume Ceilings  
**Interior Features:** Blinds/Shades,Ceiling Fan(s),Hot Tub/Spa,Smoke Alarm(s),Walk In Closet,Window Treatment  
**Master Bath:**  
**Kitchen:** Breakfast Bar  
**Additional Rooms:**  
**Appliances Incl:** Dishwasher,Disposal,Dryer,Hot Water Electric,Microwave,Microwave Hood,Oven,Range,Refrigerator,Washer

**Exterior Information**

**Ext. Construction:** Block **Style:** Florida **Pool:**  
**Exterior Features:**  
**Garage/Carport:** 2 Car Garage Attached Door Opener Secured Parking **Roof:** Shingle

**Community and Tax Information****Community Features:****Maintenance Includes:**

**HOA Fee Required:** N **HOA Fee:** **HOA Payment Schedule:** **Mo.Maint.\$(addition to HOA):** \$0.00  
**Elementary:** **Middle or Junior:** **High:**

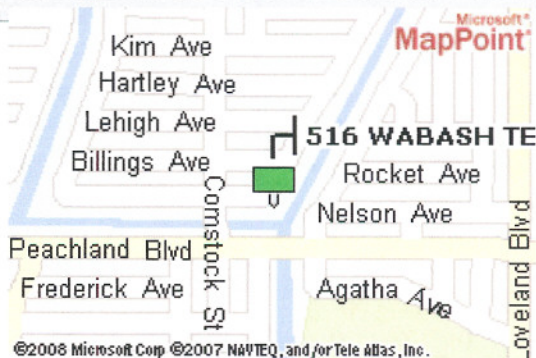
**Realtor Info**

**For more information on this or any other properties**

**please contact:**  
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Directions: Peachland, east from Orlando, left on Comstock, right on Wabash, home on right