

**601 SHARON CIRCLE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1491 A/C & 2351.00 Total

Neighborhood: Edgewater, Port Charlotte

Lot Dim: 70 x 181 x 180 x 157

Prior Taxes: \$ 7,464

Water View: Canal

Year Built: 1958

MLS: C7487447

Listed By: CHARLOTTE COUNTY PROPERTIES

**AMAZING Wide WATER VIEWS of Multiple Intersecting Canals ~ Port Charlotte
POOL Home with GULF ACCESS ~ Just 12 minutes to the Harbor with only one**

Bridge making this a GREAT location for Boaters! Spacious & Move-in-ready, this 3 Bedroom, 2 Bath home sits on an OVERSIZED ½ Acre Tip Lot with 180ft of seawall. Open Floor Plan with Lots of Natural Light. Great Room with Built-in Entertainment Center and Dinette with LOVELY Views of Pool & Waterway. The Kitchen has ample Wood Cabinets with lots of slide-out shelves, Granite Countertops, Tiled Backsplash, Breakfast Bar, a movable work island, and a Laundry Nook. Master Bedroom with Ensuite Bath and Walk-in closet plus 2 Additional Bedrooms & a Bathroom on the other side of the house offering Privacy for your Family or Guests. Tile Floors throughout the Living areas & Carpet in the 3 Bedrooms. Enjoy TRUE Florida Living with an in-ground HEATED Pool, Screened enclosure, and covered Lanai ~ PLENTY of space to entertain, BBQ, and ENJOY your morning coffee & evening cocktails! HUGE backyard with Concrete & RipRap Seawall where you have a 20x13 Trex Dock with 6K lb Lift and an additional 16x8 Dock for Relaxing or Fishing. There is a set of Davits. The carport closes-up with Accordion Shutters and has an attached 20x10 attached Workshop/Storage Room. Plenty of parking with a Long Driveway and a 21x12 Metal Carport on the side - Perfect for your Boat and/or Trailer. Full hurricane protection with a combination of Accordion, Panel, and Roll-down shutters. Metal Roof. AC was replaced in 2019. Electrical panel replaced in 2022. Pool Cage Screens Replaced in 2024. Neighborhood with sidewalks, Public Water & Sewer, and No HOA fees! Easy Access to Tamiami Trail (US41) and Centrally located near the Port Charlotte Beach Complex, Medical Facilities, Shopping, Restaurants, the New Sunseekers Resort & Historic downtown Punta Gorda. Enjoy Boating, World-Class Fishing, Kayaking, Beautiful Gulf Beaches, Golfing, Farmers Markets, Festivals, and ALL that Charlotte Harbor has to offer. Make your appointment to VIEW this home TODAY!