

**22312 NIAGARA AVENUE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 888 A/C & 1590.00 Total

Neighborhood: New York Section, Port Charlotte

Prior Taxes: \$ 1,753

Water View:

Year Built: 1974

MLS: C7487927

Listed By: HOLDAWAY HOMES REALTY LLC

PRICE REDUCTION, MOTIVATED SELLER!!! Discover tropical living in this delightful 2 Bed/2 Bath paradise doll house, nestled in the sought-after New York area of Port Charlotte. Boasting an open floor plan, this cozy abode offers

seamless transitions from the living-dining area to the galley style kitchen, complete with wooden cabinets, newer counters, that encompasses all appliances as well as washer & dryer. One of the highlights of this home is the 325 square feet of additional living space in the enclosed lanai, perfect for relaxing and entertaining year-round. A convenient pass-through window from the kitchen adds to the functionality of the space, while a glass sliding door provides easy access to the lanai. Freshly painted with LED lighting added, this home exudes a welcoming ambiance. Ceramic tile flooring throughout ensures easy maintenance, while recent updates including a New Roof (2023), Electric Panel (2019), and updated toilets add to the home's appeal. The attached one-car garage is finished and offers added convenience. Enjoy city water and sewer services, adding to the ease of living in this charming abode. The Master Bedroom has a full bath with tub and shower, as well as access to the lanai through another sliding glass door. Step into the private backyard, where there is ample space for a pool or outdoor activities of your choice, perfect for enjoying the Florida sunshine. Conveniently located, this home is close to everything you could want or need, including dining, shopping, entertainment, churches, medical facilities, and the new Sunseeker Resort. Gyms, biking trails, beaches, and golfing are all within easy reach, with many amenities just a short walk away. Don't miss out on an opportunity to make this little treasure your own! Schedule an appointment for a private viewing today and start living your dream in paradise!