

**4306 & 4314 LIBRARY STREET, Port Charlotte, FL, 33948**

Vacant Land

Neighborhood: O'Hara Area, Port Charlotte

Subdivision: PORT CHARLOTTE C SEC 44

Acreage: 1/2 to less than 1

Lot Dim: 160 x 125 x 93

Lot Size Sqft: 21780

S/S/B/L: 3294 40

Prior Taxes: \$ 1,658

Water View: Canal

Waterfrontage: 0

MLS: A4576995

Listed By: KELLER WILLIAMS ISLAND LIFE REAL ESTATE

No HOA, deed restrictions or CDDs!!! Don't wait until demand exceeds supply!!
Not in a area requiring Scrub Jay mitigation per the Charlotte County Property Appraiser website 07/18/23 -please reconfirm during due diligence. This great

Residential Single Family Home zoned lot in beautiful Port Charlotte is just waiting for you!! This is nearly a quarter of an acre of the sunny Florida dream. Although out in the scenic Florida landscape, this lot is still conveniently located to shopping, dining, banking, etc. New construction is everywhere you look and you can be part of the action. Information about builders available upon request. Also perfect for self-directed IRA's, 401K's and other investment portfolios. 18.8 MILES TO THE ENGLEWOOD BEACH!