

**17324 PHEASANT CIRCLE, Port Charlotte, FL, 33948**

Vacant Land

Neighborhood: O'Hara Area, Port Charlotte

Subdivision: PORT CHARLOTTE SEC 044

Acreage: 1/4 to less than 1/2

Lot Dim: 108 x 125

Lot Size Sqft: 13500

S/S/B/L: 3293 70

Prior Taxes: \$ 1,478

Water View: Canal

Waterfrontage: 0

MLS: C7481170

Listed By: KELLER WILLIAMS ISLAND LIFE REAL ESTATE

PORT CHARLOTTE - LOVELY WATERFRONT LOT FOR YOUR NEW HOME. YOU WILL HAVE ACCESS TO CHARLOTTE HARBOR AND BEYOND. LOT HAS

PUBLIC WTER AND SEWER. LOT IS IN FLOOD ZONE BUT THERE ARE NO SCRUB JAYS HERE PER CHARLOTTE COUNTY WEBSITE. LOCATED ON A CIRCLE DRIVE WHICH MEANS REDUCED TRAFFIC. THIS AREA IS NOTED FOR GREAT FISHING AND BOATING. AREA HAS RESTAURANTS AND SHOPPING AND IS CLOSE TO CHARLOTTE BEACH COMPLEX.