

**17180 CANARY LANE, Port Charlotte, FL, 33948**

Vacant Land

Neighborhood: O'Hara Area, Port Charlotte

Subdivision: PORT CHARLOTTE SEC 044

Acreage: 0 to less than 1/4

Lot Dim: 80 x 125

Lot Size Sqft: 10000

S/S/B/L: 3302 169

Prior Taxes: \$ 1,198

Water View: Canal

Waterfrontage: 35

MLS: A4585669

Listed By: KELLER WILLIAMS ISLAND LIFE REAL ESTATE

SALTWATER CANAL LOT!! CITY WATER & SEWER AVAILABLE!! Seawall! This lot has bridge-free access to Charlotte Harbor. No HOAs, deed restrictions or CDDs! Not in a zone requiring scrub jay mitigation per the county website 10/12/23

- please reconfirm during due diligence. Conveniently located to shopping, dining, banking and all that sunny Port Charlotte has to offer. 18.8 MILES TO THE ENGLEWOOD BEACH!! New construction is everywhere you look and you can be part of the action. Information about local builders is available upon request. Also great for self directed IRAs, 401Ks and other investment portfolios.