

**18034 EAU GALLIE CIRCLE, Port Charlotte, FL, 33948**

Vacant Land

Neighborhood: O'Hara Area, Port Charlotte

Subdivision: PORT CHARLOTTE SEC 079

Acreage: 0 to less than 1/4

Lot Dim: 80 x 125

Lot Size Sqft: 9999

S/S/B/L: 4690 6

Prior Taxes: \$ 1,512

Water View: Canal

Waterfrontage: 80

MLS: C7485869

Listed By: EXP REALTY LLC

Discover the ultimate haven for boaters and fishing enthusiasts on this sailboat accessible waterfront property. City water and sewer are readily available, and the

absence of HOAs, deed restrictions, or CDDs provides the freedom to create your waterfront sanctuary. Not ready to build but need a place to dock your boat? There is a dock already on this property. Navigate the open waters effortlessly with direct access to Charlotte Harbor, perfect for sailboat lovers seeking adventure on the high seas. Your dream fishing spot is just a sail away! Embrace the opportunity to be part of the vibrant growth in Port Charlotte and North Port. Information about local builders is at your fingertips upon request. Situated conveniently close to shopping, dining, and banking, this property offers the perfect balance between seclusion and accessibility. Immerse yourself in the sunny vibes of Port Charlotte and the emerging charm of North Port, all while being only minutes away from the sandy shores of Englewood Beach and Boca Grande. Beyond being a perfect personal sanctuary, this property holds great potential for investment portfolios, self-directed IRAs, and 401Ks. Explore the possibilities of capitalizing on the rising demand for waterfront living in this thriving community.