



## 18686 VAN NUYS CIRCLE, Port Charlotte, FL, 33948

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1168 A/C & 2028.00 Total

Neighborhood: O'Hara Area, Port Charlotte

Prior Taxes: \$ 3,576

Water View: Canal

Year Built: 1984

MLS: C7491161

Listed By: EXP REALTY LLC

**MOTIVATED SELLER!!! BRING ALL OFFERS!!! TURNKEY HOME WITH MANY UPDATES!** Welcome to SERENE waterfront living in Charlotte County! This COZY TURNKEY 3-bedroom, 2-bathroom home beckons you to experience coastal living at its finest. With sailboat water access, a boat lift, and a dock, it's a haven for boating enthusiasts. JUST 20 MINUTES TO GULF BEACHES makes it the perfect home for the avid beachgoer. Step inside to discover a recently updated interior featuring stunning new tile floors throughout the home, complemented by a

RECENTLY RENOVATED chic kitchen boasting granite countertops and modern appliances. Updates have made to the bathrooms as well. The ROOF WAS REPLACED in 2023 for added structural integrity, while the water heater was UPGRADED in 2024, ensuring modern comfort. Relish in evenings on the NEWLY ROOFED LANAI, now screened with NOSEEUM SCREEN offering serene waterfront views. This TURNKEY property is move-in ready, sparing you from immediate renovations - just bring your toothbrush! Enjoy easy access to some of the best fishing spots on the Florida Gulf Coast. Fish are plentiful even from your NEW DOCK, complete with boat lift UPDATED WITH NEW ELECTRICAL. NO BRIDGES to navigate means effortless access to the harbor and open waters FOR SAILBOATS AND POWER BOATS. Immerse yourself in worry-free living with recent upgrades, including new tile floors and appliances. The screened lanai, with its new pan roof and aluminum structure, provides the perfect spot to savor the waterfront ambiance. Nestled in Charlotte County, this home offers proximity to waterfront parks, scenic trails, local seafood restaurants, beaches, ensuring endless opportunities for exploration and relaxation. Don't let this opportunity slip away - make 18686 Van Nuys Circle your own and embrace the unparalleled allure of waterfront living in Charlotte County! Interior photos coming soon, with new sod and landscaping underway to enhance the curb appeal.