

**4456 HARBOR BOULEVARD, Port Charlotte, FL, 33952**

Vacant Land

Neighborhood: Edgewater - Sailboat Access, Harborfront Homes, Edgewater, Port Charlotte

Subdivision: PORT CHARLOTTE SEC 043

Acreage: 1/4 to less than 1/2

Lot Dim: 100 x 150 x 100 x 153

Lot Size Sqft: 15034

S/S/B/L: 1175 278

Prior Taxes: \$ 6,661

Water View: Bay/Harbor - Full

Waterfrontage: 100

MLS: N6132414

Listed By: WHITE SANDS REALTY GROUP FL

Welcome to waterfront luxury living at its finest! This high-end waterfront lot presents a rare opportunity to own one of the last remaining parcels with direct access and breathtaking views of Charlotte Harbor. Situated along the serene

waters of Alligator Bay and the majestic Peace River, this property offers an unparalleled lifestyle in one of Charlotte Harbor's most coveted locations. Boasting an unobstructed full bayview, this expansive lot spans 100 feet along the water, featuring a newer concrete sea wall that provides both functionality and elegance. With its oversized dimensions, totaling over 15,000 square feet, there's ample space to bring your vision to life and construct your dream home. Nestled in proximity to the prestigious Sunseeker Resort Charlotte Harbor, Port Charlotte Beach Park, Charlotte Harbor Yacht Club, and Fishermen's Village, residents will enjoy convenient access to an array of recreational and leisure amenities. Additionally, the area is adorned with a plethora of upscale shops and restaurants, ensuring a lifestyle of luxury and convenience. This property beckons you to custom-build your waterfront oasis, offering plenty of seawall space to accommodate your personalized dock and lift system. Whether you envision serene mornings spent watching the sunrise over the tranquil waters or indulgent afternoons cruising along the bay, this exceptional lot provides the canvas for your waterfront dreams to flourish. Don't miss this extraordinary opportunity to secure your slice of waterfront paradise and embark on a lifestyle defined by luxury, serenity, and endless possibilities.