

## My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

C6998467

3085 ROCK CREEK DR, PORT CHARLOTTE

County: Charlotte County Zip Code: 33948 Unit #: Status: Active  
 Sub. Name: PORT CHARLOTTE SEC 8 List Price: \$249,900  
 Beds: 3 Baths: 3 SqFt Heated: 2,067 Low Price:  
 Pool: ☒ Gunite/Concrete, In Ground, Screen Enclosure Year Built: 1979  
 Property: Single Family Home Special Sale Prov:  
 Total Acreage: Up to 10889 Sq. Ft. Total Building Sq Ft: 2742 ADOM: 230  
 Water: Y Type/Name: Canal Access / PELLAM WATERWAY / Canal - Salt,Gulf CDOM: 230  
 Location: Pool View

Virtual Tour: [http://www.mybrokerbytes.com/v\\_tour/6998467/default](http://www.mybrokerbytes.com/v_tour/6998467/default)

Saltwater Front Gulf Access Pool Home! 3 bedroom & 3 full baths w/ over 2000 square feet under air. Enjoy the caged in-ground Pool (new Diamond Bright) overlooking the banks of the Pellam waterway & a short ride out to Charlotte Harbor. Fireplace, open kitchen, new dock are just some of the items that give this home so much potential! Call today!

2067 sq ft.  
 Pool Gulf Access

Nice House + Street

## Land, Site and Tax Information

SE/TP/RG: 20-40-22 Subdivision #: PCH Section #: 20 Block/Parcel: 101 Front Exposure:  
 Tax ID: 402220101011 Alt.Key/Folio #: Additional Parcel: N Mill Rate: Lot #: 011  
 Taxes: \$3,837.00 Tax Year: 2008 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:  
 Legal Description: PORT CHARLOTTE SEC8 BLK216 LT11 418/129 465/525 597/1777 692/1908 DC804/339 PRO5-2364H  
 Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:  
 MH Make: Zoning: RSF3.5 Future Land Use: Zoning Comp.: Y Min Lease: Lease # Per Year:  
 Lot Dimensions: 80x125x80x125 Lot Size(Acres): 0.23 Lot Size(SqFt): 10,018 Max Pet Weight:  
 Waterfront Name: PELLAM WATERWAY WaterFront Type: Frontage/ Canal Access, Canal - Salt, Gulf Access, Saltwater Water View: Canal  
 Waterfront Extras: Dock Water Frontage: 80

## Interior Information

Living Room: 18x26 Master Br.: 12x16 5th Bedroom: Great Room: SqFt Source: Public records  
 Family Room: 2nd Bedroom: 11x15 Studio: Air Conditioning: Central  
 Kitchen: 13x15 3rd Bedroom: 11x12 Dinette: Heat & Fuel: Central  
 Dining Room: 12x13 4th Bedroom: Bonus Room: Floor Covering: Carpet, Ceramic Tile, Vinyl  
 Fireplace: Y - Balcony/Porch: Security System:  
 Utilities Data: Cable Available, City Water, Public Utilities, Septic, Sprinkler Well  
 Interior Layout: Living/Dining Room Combo, Split Bedroom  
 Interior Features: Ceiling Fan(s), Smoke Alarm(s), Walk In Closet, Wshdr/Dryer Hkup, Wndw Treatment  
 Master Bath:  
 Appliances Incl: Range, Range Hood, Refrigerator, Dishwasher, Washer, Disposal, Dryer, Hot Water Electric  
 Kitchen: Additional Rooms:

## Exterior Information

Ext. Construction: Block, Stucco Style: Ranch Pool: Gunite/Concrete, In Ground, Screen Enclosure  
 Exterior Features: Irrigation System, Sliding Doors  
 Garage/Carport: 2 Car Garage, Attached, Door Opener Roof: Shingle

## Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:

HOA Fee Required: N HOA Fee:  
 Elementary School: Meadow Park Elementary

FCHR Website Y/N:

HOA Payment Schedule:  
 Middle School: Murdock Middle

Expire/Renewal Date:

Mo. Maint. \$(addition to HOA):  
 High School: Port Charlotte High

## Realtor Info

List Agent: BRYAN FRENCH / DONNA FRENCH Agent ID: 274500637/ 274501406 Agent Direct: 941-627-3321  
 Sales Team: The French Team E-mail: bfrench@sunline.net Agent 2 Phone: 941-627-3321  
 Office: CENTURY 21 ALMAR & ASSOCIATES Office ID: 274500122 Agent Fax: 941-624-3285  
 List Date: 01/15/2009 Original Price: \$279,000 LP/SqFt: \$120.90 Agent Pager/Cell:  
 Contract: Previous Price: \$259,900 SP/SqFt: Office Phone: 941-627-3321  
 Exp. Clsg Date: Price Change: 07/07/2009 LP/SP Ratio: Office Fax: 941-624-3285  
 Sold Date: Sold Price: Owner: GERHARD BOLEN Owner Phone: 941-661-1183  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Other  
 Withdrawn: Days to Closed: Expiration Date: Call Center #: 941-627-3321  
 Sold by: Office:

Management Comp Info: Century21 Almar Rentals

Financing Avail:

Buyer Agent: 3% Non-Rep: 3%

Trans Broker: 3%

Terms:

Seller Credit:

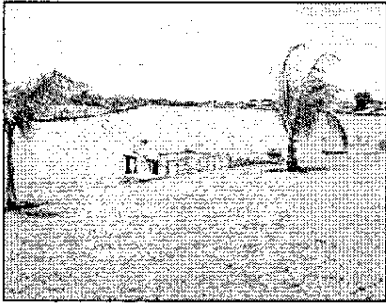
Realtor Info: Seller Prop Disc

Confidential Info:

Showing Instructions: Call Agent, LB Elec, Use Show Btn

Driving Directions: D-8 41 to Cochran to left on Lakeview to right on Chevy Chase, bear right to Rock Creek Drive. Home on the right.

Realtor Only Remarks:



My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

**N5765286 717 NW CRESTVIEW CIR, PORT CHARLOTTE**

County: Charlotte County Zip Code: 33948 Unit #: Status: Active  
Sub. Name: PORT CHARLOTTE SEC 23 List Price: \$249,000  
Beds: 2 Baths: 2 SqFt Heated: 1,502 Low Price:  
Pool: Y - Gunite/Concrete, Heated Pool, In Ground, Screen Enclosure, Auto Clea Year Built: 1971  
Property: One Story Single Family Home Special Sale Prov:  
Total Acreage: Up to 10889 Sq. Ft. Total Building Sq Ft: 1955 ADOM: 126  
Water: Y Type/Name: Saltwater / CRESTVIEW WATERWAY / Gulf Access, Ca: CDOM: 181  
Location: Close to Bus, Street Paved, Pool View, Level, City Limits

Experience the very best as you enter this classic pool home with outstanding Spring Lake views. Situated on a premium waterfront lot in the heart of Port Charlotte, remarkably convenient to everything. Featuring 2 bedrooms with den, 2 updated baths and a Florida room. Home boasts wonderful pool and water views on a Gulf-Access lake. Elegant decor and gorgeous tiled flooring throughout. An upgraded kitchen overlooks the water with premium appliances, tiled counters, and all the amenities a chef could want. Enjoy the sun and tranquil sounds of your heated pool, hot tub, and spacious lanai that overlook the sparkling lake while observing spoonbills, wood storks, egret, and even the occasional dolphin. This is a home that personifies all the pleasures of a finer Florida lifestyle.

2BDRM POOL, GULF ACCESS  
Great House

- 5050 STREET ON OTHER END

Land, Site and Tax Information

SE/TP/RG: 2-40-22 Subdivision #: PCH Section #: Block/Parcel: 443 Front Exposure: Northwest  
Tax ID: 402217285006 Alt.Key/Folio#: Additional Parcel: N Mill Rate: Lot #: 38  
Taxes: \$2,596.00 Tax Year: 2008 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:  
Legal Description: PORT CHARLOTTE SEC23 BLK443 LT 38 150/591 351/977 485/55 493/164 DC567/1701 583/368 662/1069 DC  
Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:  
MH Make: Zoning: RSF3.5 Future Land Use: Zoning Comp.: Y Min Lease: Lease # Per Year:  
Lot Dimensions: 80x125 Lot Size(Acres): 0.23 Lot Size(SqFt): 10,018 Max Pet Weight:  
Waterfront Name: CRESTVIEW WATERWAY WaterFront Type: Frontage/ Saltwater, Gulf Access, Canal - Salt Water View: Lake  
Waterfront Extras: Concrete Seawall, Davits / Boat Hoist, Dock, Seawall Water Frontage: 80

Interior Information

Living Room: 17x14 Master Br.: 15x14 5th Bedroom: Great Room: SqFt Source: Owner Provided  
Family Room: 2nd Bedroom: 15x11 Studio: Air Conditioning: Central  
Kitchen: 10x10 3rd Bedroom: Dinette: Heat & Fuel: Central, Fuel - Electric  
Dining Room: 10x10 4th Bedroom: Bonus Room: 15x11 Floor Covering: Ceramic Tile  
Fireplace: N - Balcony/Porch: Security System:  
Utilities Data: Public Water Available, Public Sewer, Public Utilities  
Interior Layout: Living/Dining Room Combo  
Interior Features: Ceiling Fan(s), Smoke Alarm(s), Solid Wd Cabntrs, Unfurnished, Walk In Closet, Wndw Treatment  
Master Bath: Shower No Tub  
Appliances Incl: Dishwasher, Dryer, Exhaust Fan, Hot Water Electric, Washer, Refrigerator, Range, Microwave  
Kitchen: Pantry Additional Rooms: Office / Den / Library, Inside Utility, Florida Room, Bonus Room

Exterior Information

Ext. Construction: Block, Stucco Style: Ranch Pool: Gunite/Concrete, Heated Pool, In Ground, Screen Enclosure, Auto Cleaner  
Exterior Features: Fenced, Gutters / Downspouts, Hot Tub/Spa, Irrigation System, Mature Landscaping, Outdoor Lights, Patio/Porch Covered, Patio/Porch Open, Patio/Po  
Garage/Carpport: Attached, Drive Space, Garage Conversion Roof: Shingle

Community Information

Community Features: No Deed Restr, Pets Permitted, Water Access

Maintenance Includes: Not App

Housing for Older Persons:

HOA Fee Required: N HOA Fee:  
Elementary School: Meadow Park Elementary

FCHR Website Y/N:

HOA Payment Schedule:  
Middle School: Murdock Middle

Expire/Renewal Date:

Mo. Maint. \$(addition to HOA):  
High School: Port Charlotte High

Realtor Info

List Agent: ROGER CLYNE Agent ID: 284500170 Agent Direct:  
Sales Team: E-mail: rogerclyne@hotmail.com Agent 2 Phone:  
Office: HORIZON REALTY Office ID: 284509127 Agent Fax:  
List Date: 04/29/2009 LP/SqFt: \$165.78 Agent Pager/Cell: 941-468-0644  
Contract: SP/SqFt: Office Phone: 941-408-9070  
Exp. Clsg Date: LP/SP Ratio: Office Fax: 941-752-4786  
Sold Date: Owner: NARDELLA MICHAEL AND NARDELLA Owner Phone:  
Off-Market: Listing Type: Exclusive Right to Sell Spec Listing Type: Not Applicable  
Withdrawn: Expiration Date: Call Center #:  
Sold by: Office:

Management Comp Info:

Buyer Agent: 3% Non-Rep: 0%  
Realtor Info: Lead Paint Disc, Pets Allowed

Financing Avail: Cash, Conventional

Trans Broker: 3% Terms: Seller Credit:

Confidential Info:

Showing Instructions: Appt Only, Call Agent, LB Elec

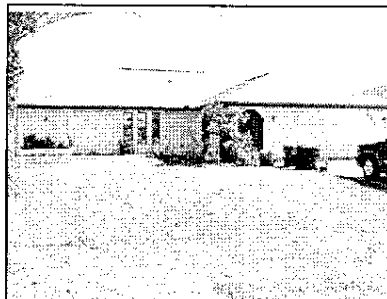
Driving Directions: US 41 (Tamiemi Trail) to Crestview Circle. House will be on left side. Sign in Yard.

Realtor Only Remarks: Extremely EASY TO SHOW and a true cut above the rest

## My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

C6999822

2412 BROAD RANCH DR, PORT CHARLOTTE



County: Charlotte County Zip Code: 33948 Unit #: Status: Active  
 Sub. Name: PORT CHARLOTTE SEC 23 List Price: \$229,000  
 Beds: 3 Baths: 2 SqFt Heated: 1,981 Tampa Area: 101 Low Price:  
 Pool: Y Gunite/Concrete, Heated Pool Year Built: 1986  
 Property: One Story Single Family Home Special Sale Prov:  
 Total Acreage: Up to 10889 Sq. Ft. Total Building Sq Ft: 2700 ADOM: 197  
 Water: Y Type/Name: Canal - Salt CDOM: 197  
 Location: Street Paved

Virtual Tour: <http://www.visualtour.com/shownp.asp?sk=13&t=18057>

Rarely available waterfront home on N. Spring Lake. Expansive water views from most rooms is captivating! Concrete seawall in place for you to put your desired dock. Access to Charlotte Harbor is a lovely ride down the oversized Spring Lake canal. This home has been well maintained. You will love the layout of the large open kitchen not seen in many homes which is great for entertaining and enjoying the wonderful water views. The master bedroom is generously sized and also features many windows and a slider to the pool. The pool was added in 1999, features a diamond brite finish with cleaning jets and a heat pump. The wood-like floors in areas of the home is a plus for busy families. Electric hurricane protection across the lanai is a nice feature for storms as well as security. THIS HOME WILL WOW YOU WITH ITS VIEW! Come see it today!

1981 SQ FT w Pool

Nice House, well kept - BIG VIEW - GOOD STREET

GULF ACCESS

**Land, Site and Tax Information**  
 SE/TP/RG: 23-40-22 Subdivision #: PCH Section #: Block/Parcel: 414 Front Exposure: West  
 Tax ID: 402217434013 Alt.Key/Folio #: Additional Parcel: N Mill Rate: Lot #: 11  
 Taxes: \$1,801.00 Tax Year: 2008 Homestead: Y Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: PORT CHARLOTTE SEC23 BLK414 LT 11 130/518 718/1305 809/336 DC1034/93 POA1583/1408 AFF1624/196 162  
 Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:  
 MH Make: Zoning: RSF3.5 Future Land Use: Zoning Comp.: Y Min Lease: Lease # Per Year:  
 Lot Dimensions: Lot Size(Acres): 0.23 Lot Size(SqFt): 10,018 Max Pet Weight:  
 Waterfront Name: WaterFront Type: Frontage/ Canal - Salt Water View: Canal  
 Waterfront Extras: Concrete Seawall Water Frontage:

**Interior Information**  
 Living Room: 12x19 Master Br.: 12x19 5th Bedroom: Great Room: SqFt Source: Public records  
 Family Room: 13x14 2nd Bedroom: 12x10 Studio: Air Conditioning: Central  
 Kitchen: 07x13 3rd Bedroom: 12x12 Dinette: 07x07 Heat & Fuel: Central  
 Dining Room: 10x10 4th Bedroom: Bonus Room: Floor Covering: Laminate, Carpet  
 Fireplace: N - Balcony/Porch: 07x17 Security System:  
 Utilities Data: Cable Available, City Water, Septic  
 Interior Layout: Breakfast Room Separate, Formal Dining Room Separate, Formal Living Room Separate, Kitchen/Family Room Combo, Open Plan, Split Bedroom, Volu  
 Interior Features: Blinds/Sh, Ceiling Fan(s), Walk In Closet, Windw Treatment  
 Master Bath: Dual Sinks, Shower No Tub  
 Appliances Incl: Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave Hood, Range, Refrigerator, Washer  
 Kitchen: Breakfast Bar, Closet Pantry

**Exterior Information**  
 Ext. Construction: Block, Stucco Style: Florida Pool: Gunite/Concrete, Heated Pool  
 Exterior Features: Gutters / Downspouts, Hurricane Shutters, Outdoor Lights, Sliding Doors  
 Garage/Carport: 2 Car Garage, Attached, Door Opener Roof: Shingle

**Community Information**  
 Community Features: No Deed Restr

## Maintenance Includes:

Housing for Older Persons:  
 HOA Fee Required: N HOA Fee:  
 Elementary School: Meadow Park Elementary FCHR Website Y/N:  
 HOA Payment Schedule:  
 Middle School: Murdock Middle Expire/Renewal Date:  
 Mo. Maint. \$(addition to HOA):  
 High School: Port Charlotte High

**Realtor Info**  
 List Agent: JEFF CARDILLO Agent ID: 274500646 Agent Direct:  
 Sales Team: E-mail: JCARDILLO@REMAX.NET Agent 2 Phone:  
 Office: RE/MAX HARBOR REALTY Office ID: 274500147 Agent Fax: 941-639-3366  
 List Date: 02/17/2009 Original Price: \$249,000 LP/SqFt: \$115.60 Agent Pager/Cell: 941-626-1613  
 Contract: Previous Price: \$249,000 SP/SqFt: Office Phone: 941-639-8500  
 Exp. Clsg Date: Price Change: 08/01/2009 LP/SP Ratio: Office Fax: 941-639-3366  
 Sold Date: Sold Price: Owner: HANEY RALPH I AND . HANEY PHYLLIS Owner Phone:  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Not Applicable  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Sold by: Office:

**Financing Avail:**  
 Buyer Agent: 3% Non-Rep: 3% Trans Broker: 3% Terms: Seller Credit:  
 Realtor Info: Owner Occupied, Pet on Premises, Pets Allowed  
 Confidential Info: Owner Occupied  
 Showing Instructions: Call Office, Appt Only  
 Driving Directions: 41 to west on Midway to north on Broad Ranch to 2412 on right.

Realtor Only Remarks: Older couple lives here... please try to show with ample notice.

## My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

C6993567

3237 ROCK CREEK DR, PORT CHARLOTTE

County: Charlotte County Zip Code: 33948 Unit #: Status: Active  
 Sub. Name: PORT CHARLOTTE SEC 8 List Price: \$249,000  
 Beds: 3 Baths: 2 SqFt Heated: 1,970 Low Price:  
 Pool: ☒ In Ground, Screen Enclosure, Spa Year Built: 1990  
 Property: One Story Single Family Home Special Sale Prov:  
 Total Acreage: Up to 10889 Sq. Ft. Total Building Sq Ft: 2848 ADOM: 377  
 Water: Y Type/Name: Canal - Salt / PELLAM WATERWAY / Gulf Access, Saltw CDOM: 377  
 Location: Flood Zone, In County, Street Paved, Pool View

Virtual Tour: <http://media.homestore.com//IDX2/HS5G4882.htm>

Enjoy Florida living at its best! Bright and open split floorplan with large lanai containing freeform pool and jetted spa. Located on Pellam Waterway with quick powerboat access to Charlotte Harbor. Relax and fish from your own dock. Separate family room, vaulted ceilings, walk-in closets in every bedroom, upgraded kitchen with tile counter tops and pass-through to breakfast bar on lanai. Beautiful architectural touches include vaulted ceilings, arched doorways, plant shelves, designer lighting, newer tile flooring, interior laundry room with utility sink, two separate entries into house from over sized double garage, direct access to lanai from living room, family room, master bedroom, guest bedroom, and guest bathroom. House has been newly painted, inside and out. Quiet established neighborhood close to shopping, schools, and hospitals. Price reduction, very motivated seller.

1970 w pool ~~or~~ Gulf and scaping overgrown - asphalt roof - dimensional

**Land, Site and Tax Information**  
 SE/TP/RG: 20-40-22 Subdivision #: PCH Section #: 8 Block/Parcel: 216 Front Exposure: Northeast  
 Tax ID: 402220153014 Alt.Key/Folio #: Additional Parcel: N Mill Rate: Lot #: 30  
 Taxes: \$3,575.00 Tax Year: 2008 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: PORT CHARLOTTE SEC8 BLK216 LT 30 463/107 813/956 1037/309 1037/310 2028/1358 2480/1857  
 Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:  
 MH Make: Zoning: RSF3.5 Future Land Use: Zoning Comp.: Y Min Lease: Lease # Per Year:  
 Lot Dimensions: 80x125 Lot Size(Acres): 0.23 Lot Size(SqFt): 10,018 Max Pet Weight:  
 Waterfront Name: PELLAM WATERWAY WaterFront Type: Frontage/ Canal - Salt, Gulf Access, Saltwater Water View: Canal  
 Waterfront Extras: Concrete Seawall Water Frontage: 80

**Interior Information**  
 Living Room: 14x18 Master Br.: 14x15 5th Bedroom: Great Room: SqFt Source: Public records  
 Family Room: 12x12 2nd Bedroom: 10x13 Studio: Air Conditioning: Central  
 Kitchen: 11x12 3rd Bedroom: 10x13 Dinette: Heat & Fuel: Central  
 Dining Room: 10x10 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile, Carpet  
 Fireplace: N - Balcony/ Porch: 12x30 Security System:  
 Utilities Data: Cable Available, Public Municipal Water, Septic  
 Interior Layout: Living/Dining Room Combo, Split Bedroom, Volume Ceilings, Open Plan, Kitchen/Family Room Combo, Mstr Bedroom Downstairs, Eating Space in Kitch  
 Interior Features: Ceiling Fan(s), Unfurnished, Walk In Closet, Smoke Alarm(s), Solid Sfc Cntrs, Wshtr/Dryr Hkup  
 Master Bath: Shower No Tub  
 Appliances Incl: Range, Oven, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Microwave Hood, Hot Water Electric  
 Kitchen: Pantry, Breakfast Bar Additional Rooms: Inside Utility

**Exterior Information**  
 Ext. Construction: Stucco, Block Style: Custom, Florida Pool: In Ground, Screen Enclosure, Spa  
 Exterior Features: Hot Tub/Spa, Patio/Porch Screened, Sliding Doors, Mature Landscaping  
 Garage/Carport: 2 Car Garage, Attached, Door Opener Roof: Shingle

**Community Information**  
 Community Features: No Deed Restr, Pets Permitted

## Maintenance Includes:

## Housing for Older Persons:

HOA Fee Required: N HOA Fee:  
 Elementary School: Meadow Park Elementary

## FCHR Website Y/N:

HOA Payment Schedule:  
 Middle School: Murdock Middle

## Expire/Renewal Date:

Mo. Maint. \$(addition to HOA):  
 High School: Charlotte High

**Realtor Info**  
 List Agent: BEVERLY GOAD Agent ID: 274501100 Agent Direct: 941-637-1090  
 Sales Team: Goad-Blackwell Team E-mail: [beverly.goad@coldwellbankerflorida.com](mailto:beverly.goad@coldwellbankerflorida.com) Agent 2 Phone:  
 Office: COLDWELL BANKER MORRIS REALTY, Office ID: 274500214 Agent Fax: 941-637-5827  
 List Date: 08/21/2008 Original Price: \$299,500 LP/SqFt: \$126.40 Agent Pager/Cell: 941-286-0535  
 Contract: Previous Price: \$259,000 SP/SqFt: Office Phone: 941-637-1090  
 Exp. Clsg Date: Price Change: 08/21/2009 LP/SP Ratio: Office Fax: 941-637-5827  
 Sold Date: Sold Price: Owner: JOHNSON THOMAS P AND MARIE Owner Phone: 941-637-1090  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Exclusion/Variable  
 Withdrawn: Days to Closed: Expiration Date: Call Center #:  
 Sold by: Office:

## Management Comp Info:

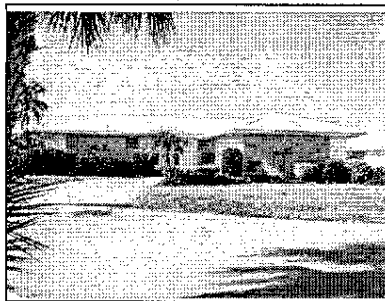
Buyer Agent: 3% Non-Rep: 3% Financing Avail:  
 Trans Broker: 3% Terms: Seller Credit:  
 Realtor Info: Seller Prop Discl, Vacant  
 Confidential Info: Vacant  
 Showing Instructions: Call 1st, Call Office, LB Elec  
 Driving Directions: D-8 West on Edgewater to right on Rock Creek, House on Left.

Realtor Only Remarks: Boat lift not warranted.

Print

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My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

C7002172

2061 VIA VENICE, PUNTA GORDA

**County:** Charlotte County **Zip Code:** 33950 **Unit #:** **Status:** Active  
**Sub. Name:** PUNTA GORDA ISLES **List Price:** \$249,000  
**Beds:** 2 **Baths:** 2 **SqFt Heated:** 1,608 **Low Price:**  
**Pool:** Y - In Ground **Year Built:** 1978  
**Property:** One Story Single Family Home **Special Sale Prov:**  
**Total Acreage:** Up to 10889 Sq. Ft. **Total Building Sq Ft:** 2727 **ADOM:** 114  
**Water:** Y **Type/Name:** Canal - Salt **CDOM:** 114  
**Location:** Cul-De-Sac

Virtual Tour: <http://media.homestore.com/IDX2/H1KRVAAC.htm>

NOT A SHORT SALE JUST PRICED TO SELL! Great water view. If you are looking for a large pool, you have found it. Tile in most rooms. Roof replaced since 2004, Lanai resurfaced since 2004 and pool resurfaced in 2005. Sold "AS IS" as owners have not lived in home recently. Easy to show. A good buy for someone. Furniture available but sold separately.

Punta Gorda Isles, 1608 SQFT, 2bdm, pool, Gulf access

## Land, Site and Tax Information

**SE/TP/RG:** 5-41-22 **Subdivision #:** PGI **Section #:** 5 **Block/Parcel:** 27 **Front Exposure:** North  
**Tax ID:** 412214276005 **Alt.Key/Folio #:** **Additional Parcel:** N **Mill Rate:** **Lot #:** 12  
**Taxes:** \$2,519.00 **Tax Year:** 2008 **Homestead:** Y **Other Exemptions:** **CDD:** N **Annual CDD Fee:**  
**Legal Description:** PUNTA GORDA ISLES SEC5 BLK27 LT12 298/40 565/526 849/176 1097/1145  
**Ownership:** Fee Simple **Complex/Community Name:** **Book/Page:** 4B14N **Floor #:**  
**MH Make:** **Zoning:** GS-3.5 **Future Land Use:** **Zoning Comp.:** Y **Min Lease:** **Lease # Per Year:**  
**Lot Dimensions:** 106X98X100X120 **Lot Size(Acres):** 0.22 **Lot Size(SqFt):** 9,583 **Max Pet Weight:**  
**Waterfront Name:** **WaterFront Type:** Frontage/ Canal - Salt **Water View:** Canal  
**Waterfront Extras:** Concrete Seawall, Davits / Boat Hoist **Water Frontage:** 100

## Interior Information

**Living Room:** 18X15 **Master Br.:** 15X13 **5th Bedroom:** **Great Room:** **SqFt Source:** Public records  
**Family Room:** 15X12 **2nd Bedroom:** 12X10 **Studio:** **Air Conditioning:** Central  
**Kitchen:** 14X09 **3rd Bedroom:** **Dinette:** 11X08 **Heat & Fuel:** Central  
**Dining Room:** 10X08 **4th Bedroom:** **Bonus Room:** 11X10 **Floor Covering:** Ceramic Tile, Vinyl  
**Fireplace:** N - **Balcony/Porch:** 25X19 **Security System:**  
**Utilities Data:** City Water, Public Sewer, Street Lights, Public Municipal Water  
**Interior Layout:** Eating Space in Kitchen, Kitchen/Family Room Combo, L. Dining, Split Bedroom  
**Interior Features:** Blinds/Sh, Ceiling Fan(s), Walk In Closet, Wndw Treatment  
**Master Bath:** Dual Sinks, Shower No Tub  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave Hood, Oven, Range, Refrigerator, Washer  
**Kitchen:** Breakfast Bar, Pantry, Closet Pantry **Additional Rooms:** Inside Utility, Office / Den / Library

## Exterior Information

**Ext. Construction:** Block **Style:** Florida **Pool:** In Ground  
**Exterior Features:** Gutters / Downspouts, Irrigation System, Patio/Porch Covered, Patio/Porch Screened, Sliding Doors  
**Garage/Carport:** 2 Car Garage, Door Opener **Roof:** Tile

## Community Information

**Community Features:** Deed Restr, Golf Comm, Pets Permitted

## Maintenance Includes:

## Housing for Older Persons:

**HOA Fee Required:** N **HOA Fee:**  
**Elementary School:** Sallie Jones Elementary

## FCHR Website Y/N:

**HOA Payment Schedule:**  
**Middle School:** Punta Gorda Middle

## Expire/Renewal Date:

**Mo. Maint. \$(addition to HOA):**  
**High School:** Charlotte High

## Realtor Info

**List Agent:** JUDITH KORENSTRA **Agent ID:** 274500178 **Agent Direct:** 941-286-1014  
**Sales Team:** **E-mail:** kore@sunline.net **Agent 2 Phone:**  
**Office:** COLDWELL BANKER MORRIS REALTY, **Office ID:** 274500214 **Agent Fax:** 941-575-2752  
**List Date:** 05/11/2009 **Original Price:** \$284,900 **LP/SqFt:** \$154.85 **Agent Pager/Cell:** 941-286-1014  
**Contract:** **Previous Price:** \$284,900 **SP/SqFt:** **Office Phone:** 941-637-1090  
**Exp. Clsg Date:** **Price Change:** 07/15/2009 **LP/SP Ratio:** **Office Fax:** 941-637-5827  
**Sold Date:** **Sold Price:** **Owner:** BOWNE, ANN H TRUSTEE **Owner Phone:** 941-637-1090  
**Off-Market:** **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type:** Not Applicable  
**Withdrawn:** **Days to Closed:** **Expiration Date:** **Call Center #:**  
**Sold by:** **Office:**

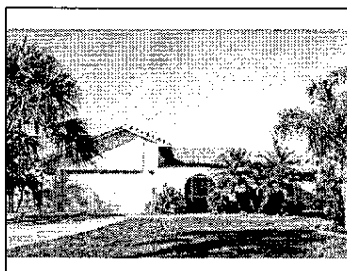
## Management Comp Info:

**Buyer Agent:** 3% **Non-Rep:** 3% **Financing Avail:** Cash **Trans Broker:** 3% **Terms:** **Seller Credit:**  
**Realtor Info:** Sold As-Is, Sub Restrictions  
**Confidential Info:** Vacant  
**Showing Instructions:** Call Office, LB Elec  
**Driving Directions:** West Marion, L on Tropicana, R on Via Esplanade, 2nd L is Via Venice, home on R in cul-de-sac.

**Realtor Only Remarks:** NOT A SHORT SALE. Sold "as is" because owners age and they are not here to do repairs and have not lived in home recently.

Print

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## My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

C7003102

2407 VIA VENETO DR, PUNTA GORDA

County: Charlotte County Zip Code: 33950-6335 Unit #: Status: Active  
 Sub. Name: PUNTA GORDA ISLES List Price: \$299,000  
 Beds: 3 Baths: 2 SqFt Heated: 1,549 Low Price:  
 Pool: Y - Gunite/Concrete, Screen Enclosure Year Built: 1983  
 Property: Single Family Home Special Sale Prov:  
 Total Acreage: 1/4 Acre to 1/2 Acre Total Building Sq Ft: 2274 ADOM: 93  
 Water: Y Type/Name: Canal Access / Canal - Salt, Gulf Access CDOM: 93  
 Location: City Limits, Oversized Lot, Street Paved

FANTASTIC PRICE FOR THIS BEAUTIFUL GREAT ROOM POOL HOME ON SAILBOAT CANAL WITH VERY QUICK ACCESS TO CHARLOTTE HARBOR AND BEYOND. Outstanding open floor plan w/tile in all main living areas, spacious front entry screened portico with pond and sitting area, large bedrooms, updated baths, Culligan kitchen RO, Kevlar hurricane protection, and inviting pool/sun area. New in 2007-premium high efficiency double pane windows and slider with lifetime warranty per manufacturer. Excellent custom dock with boat lift parallel to canal maximizes ease of docking and boating options. American Home Shield Warranty in place. YOU'LL BE SORRY IF YOU MISS THIS CHARMING HOME!

Punta Gorda Isles 3 bdrms 1549 sqft Gulf access

Land, Site and Tax Information			
SE/TP/RG: 14-41-22	Subdivision #: PGI	Section #: 12	Block/Parcel: 117
Tax ID: 412214378007	Alt.Key/Folio#:	Additional Parcel:	
Taxes: \$3,011.00	Tax Year: 2008	Homestead:	Other Exemptions:
Legal Description: PUNTA GORDA ISLES SEC12 BLK117 LT17 569/1483 719/1751 814/1272 971-1399 1282/1195 1359/1177 1377/119		Annual CDD Fee:	
Ownership: Fee Simple	Complex/Community Name:	Book/ Page:	Floor #:
MH Make:	Zoning: GS-3.5	Future Land Use: 0100	Zoning Comp.:
Lot Dimensions: 85X39X75X128X35X54X80	Lot Size(Acres): 0.33	Lot Size(SqFt): 14,296	Min Lease:
Waterfront Name:	WaterFront Type: Frontage/ Canal Access, Canal - Salt, Gulf Access, Dock Acc	Max Pet Weight:	Lease # Per Year:
Waterfront Extras: Concrete Seawall, Dock, No Fixed Bridge To ICW, Sailboat Water, Seawall, Davits / Boat Hoist	Water Frontage:	Water View: Canal	
Interior Information			
Living Room:	Master Br.: 16x14	5th Bedroom:	Great Room: 19x15
Family Room:	2nd Bedroom: 15x10	Studio:	SqFt Source: Public records
Kitchen:	3rd Bedroom: 14x12	Dinette:	Air Conditioning: Central
Dining Room:	4th Bedroom:	Bonus Room:	Heat & Fuel: Central, Fuel - Electric
Fireplace:		Balcony/Porch: 24x09	Floor Covering: Ceramic Tile, Carpet
Utilities Data:	Cable Connected, Public Sewer, Public Municipal Water, Public Utilities, Street Lights		
Interior Layout:	Great Room, Living Room/Great Room, Living/Dining Room Combo, Mstr Bedroom Downstairs, Open Plan, Split Bedroom		
Interior Features:	Blinds/Sh, Ceiling Fan(s), Smoke Alarm(s), Wind Treatment		
Master Bath:	Dual Sinks, Shower No Tub		
Appliances Incl:	Dishwasher, Disposal, Dryer, Hot Water Electric, Kitchen Reverse Osmosis, Microwave Hood, Oven, Range, Refrigerator, Washer		
Kitchen:	Additional Rooms:		
Exterior Information			
Ext. Construction:	Block, Stucco	Style: Contemporary,	Pool: Gunite/Concrete, Screen Enclosure
Exterior Features:	Fruit Trees, Hurricane Shutters, Outdoor Lights, Sliding Doors		
Garage/Carport:	2 Car Garage, Attached, Door Opener		Roof: Tile
Community Information			
Community Features: Comm Boat Ramp, HOA Optional, Pets Permitted, Water Access			
Maintenance Includes:			
Housing for Older Persons:		FCHR Website Y/N:	Expire/Renewal Date:
HOA Fee Required: N	HOA Fee:	HOA Payment Schedule:	Mo. Maint. \$(addition to HOA):
Elementary School: Sallie Jones Elementary		Middle School: Punta Gorda Middle	High School: Charlotte High
Realtor Info			
List Agent: JOHN LITTLEJOHN	Agent ID: 274500748	Agent Direct:	941-380-5354
Sales Team:	E-mail: JOHN.LITTLEJOHN@COMCAST.NET	Agent 2 Phone:	
Office: COLDWELL BANKER RESIDENTIAL RE	Office ID: 274500131	Agent Fax:	
List Date: 06/09/2009	LP/SqFt: \$193.03	Agent Pager/Cell:	
Contract:	SP/SqFt:	Office Phone:	941-639-0090
Exp. Clsg Date:	LP/SP Ratio:	Office Fax:	941-639-8419
Sold Date:	Owner: GODFREY JOANNE N	Owner Phone:	
Off-Market:	Listing Type: Exclusive Right to Sell	Spec Listing Type:	Not Applicable
Withdrawn:	Expiration Date:	Call Center #:	
Sold by:	Office:		
Management Comp Info:	Financing Avail:		
Buyer Agent: 3%	Trans Broker: 3%	Terms:	Seller Credit:
Realtor Info: Pets Allowed, Seller Prop Disc			
Confidential Info:			
Showing Instructions: Appt Only, Call Office			
Driving Directions: W Marion to L on Bal Harbor to R on Aquil Esta to L on Socorro to R on Via Veneto Dr			
Realtor Only Remarks: Pool heat pump and irrigation system never used by seller and therefore not warranted			