



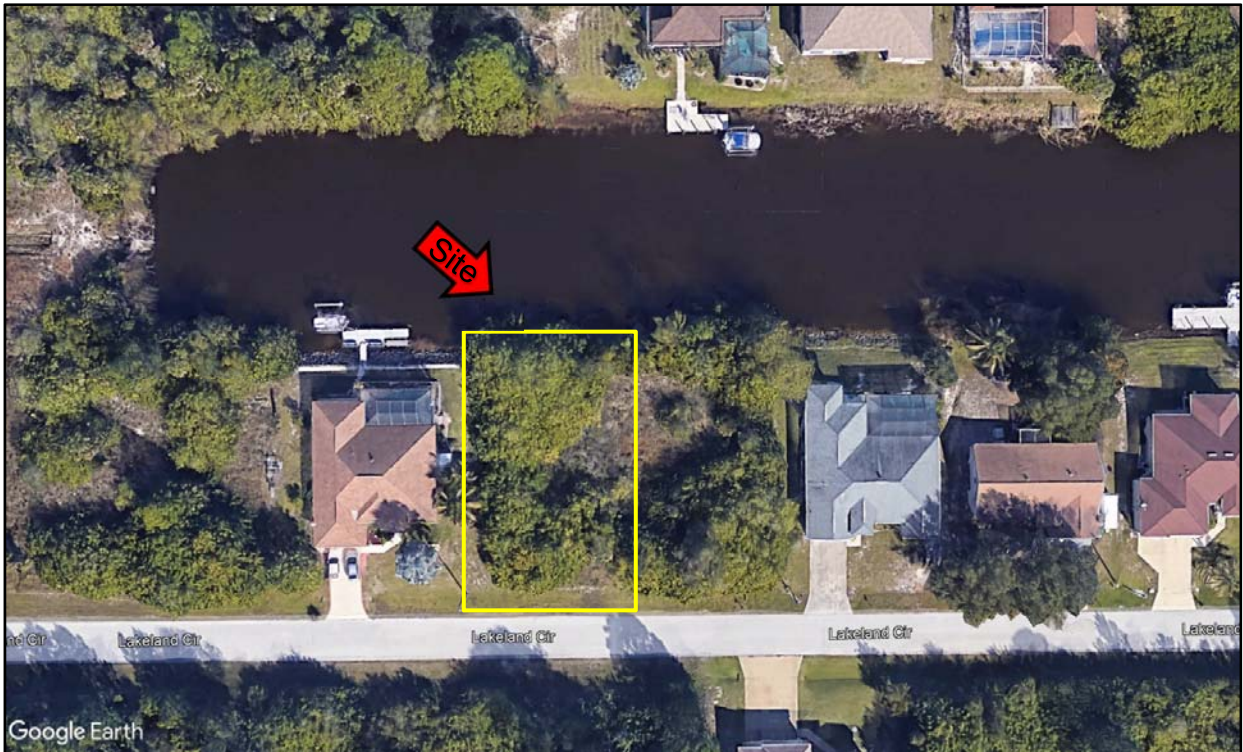
KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SV-440

CANAL FRONT LOT WITH GULF ACCESS

FOR SALE



15824 LAKELAND CIRCLE
PORT CHARLOTTE, FL 33981

- CANAL FRONT HOUSE LOT
- FULL 80 FEET OF WATER FRONTAGE
- BEAUTIFUL "SOUTH GULF COVE" SUBDIVISION
- WATER, SEWER AND INTERNET AVAILABLE
- IMPRESSIVE HOMES ALL AROUND
- **PRICE: \$99,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



REVISED: 2/28/23

PROPERTY OVERVIEW

SV-440

ADDRESS: 15824 Lakeland Circle
Port Charlotte, FL 33981

LOCATION: Between Englewood & Port Charlotte North
of Boca Grande

LAND AREA: 10,000 SF
DIMENSIONS: 80' X 125'

ZONING: RSF3.5 (Residential Single Family) Charlotte County
LAND USE: Low Density Residential
FLOOD ZONE: AE (Flood Insurance Required)

IMPROVEMENTS: N/A

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 4+ vehicles

PRESENT USE: Vacant Land

UTILITIES: Electric – FP&L
Water & Sewer – Charlotte County Utilities

MORTGAGE HOLDER: Free & Clear

TAXES: \$1,299 (2022)

PRICE: \$99,000

PARCEL ID #: 412127254002

TERMS: Cash to Seller

NOTES: Can you believe your canal front house lot in Southwest Florida is only \$99,000! This is one of the last affordable boatable waterfront home sites around. Homes in the area average \$500,000 and up! Call today – Don Wallace or Philippe Beau with Klein & Heuchan, Inc. at 727-441-1951.

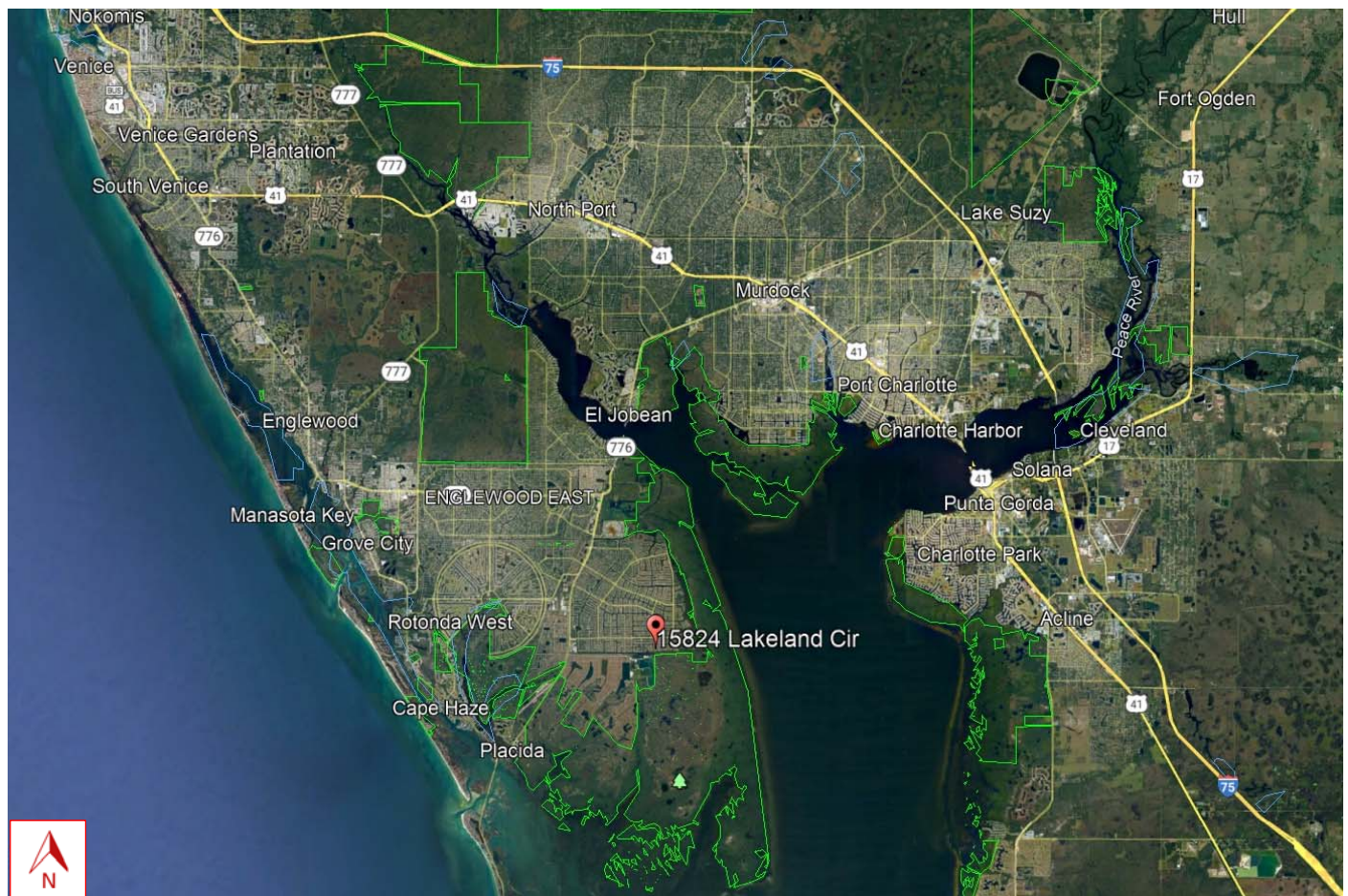
KEY HOOK #: N/A

ASSOCIATES: Don Wallace or Philippe Beau

K&H SIGNAGE: 3'X4'

LISTING CODE: SV-433-3-26/18

SHOWING INFORMATION: Vacant land, drive to site.



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