



\$ 449,500



254 Orlando Blvd, Port Charlotte, FL 33954

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6136831
- » Single Family | 1,941 ft<sup>2</sup> | Lot: 10,454 ft<sup>2</sup>
- » More Info: [254OrlandoBlvd.IsForSale.com](http://254OrlandoBlvd.IsForSale.com)



Elizabeth Burr

941.855.1142

[elizabethburr@michaelsaunders.com](mailto:elizabethburr@michaelsaunders.com)

<http://www.elizabethburr.net>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office

420 E Railroad Ave  
Boca Grande, FL 33921  
(941) 964-2000

#### Remarks

This charming home is located in the popular New York part of Port Charlotte. It features a 3/2 split bedroom layout, perfect for providing privacy and comfort. The spacious lanai is ideal for outdoor entertaining, Enjoy relaxing by the pool, surrounded by vinyl fencing for added privacy. The beautiful landscaping adds to the curb appeal, and the breakfast bar and newer appliances in the kitchen make meal preparation a breeze. Sliding glass doors open to the pool area, creating a seamless indoor-outdoor living experience. The property boasts two water heaters – one electric and one insta-hot for your convenience. The house is on city water and public sewer. This home is a perfect blend of comfort, convenience, and style. The home sits on a desirable corner lot, featuring a circular driveway for easy access and parking. Hurricane protection is in place to give you peace of mind during stormy seasons. A new roof ensures durability and longevity, while a powered shed offers extra storage or workspace.

