

# \$19,000 - 13046 Chiminiello Drive, Port Charlotte

MLS® #1044366

**\$19,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

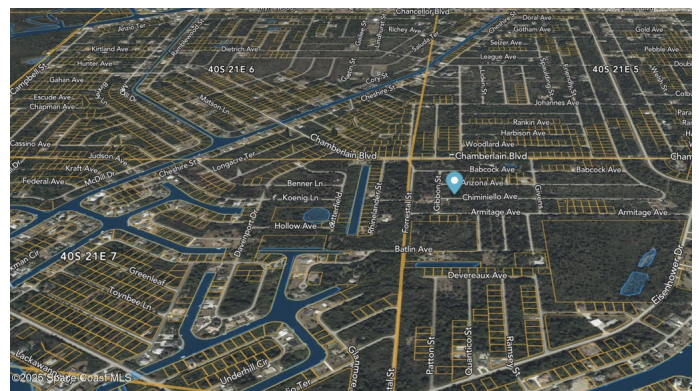
None, Port Charlotte, FL

Welcome to Port Charlotte! This beautiful single-family building site could be the ideal location.

Also, not in a flooding zone, no deed restrictions and no HOA! Nearby amenities abound: Starbucks, Publix, Walmart, Banking, schools, and much more.

Only minutes from the Port Charlotte Town Center Mall and the new North Port commercial corridor. If golf is your thing, there are several courses to choose from: Heron Creek, Charlotte Harbor, Myakka Pines, and Riverwood. For the avid boater/fisherman, there is access to Charlotte Harbor waterways via boat ramp & outstanding Tarpon Fishing in Boca Grande.

Shopping, schools and restaurants are nearby. This vacant land is minutes from US-41 and only slightly farther from I-75 affording easy access to Ft. Myers to the south and Venice/Sarasota. Located on the north side of Charlotte Harbor, Port Charlotte is only minutes from Punta Gorda with its quaint downtown, restaurants, boutiques, and the farmer's market.



## Essential Information

MLS® # 1044366

|           |                 |
|-----------|-----------------|
| Price     | \$19,000        |
| Bathrooms | 0.00            |
| Acres     | 0.23            |
| Type      | Land            |
| Sub-Type  | Unimproved Land |
| Status    | Active          |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 13046 Chiminiello Drive |
| Area        | 999 - Out of Area       |
| Subdivision | None                    |
| City        | Port Charlotte          |
| County      | Charlotte               |
| State       | FL                      |
| Zip Code    | 33953                   |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Utilities | Water Available |
| View      | Trees/Woods     |

### **Exterior**

|                 |        |
|-----------------|--------|
| Lot Description | Wooded |
|-----------------|--------|

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Florida Homes Rlty. & Mtg. LLC |
|----------------|--------------------------------|

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