

**136 GODFREY AVENUE NE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2277 A/C & 3037.00 Total

Neighborhood: Edgewater, Port Charlotte

Prior Taxes: \$ 7,710

Water View:

Year Built: 1960

MLS: C7489867

Listed By: COZZA INVESTMENT GROUP

**WOW!!! Sailboat access!!! saltwater canal, waterfront pool home with DECK & TWO BOAT LIFTS!!! Beautiful large and cozy 4/2/1 home. Inside features includes: Spacious formal living & dining rooms, open kitchen with pantry, stainless steel appliances, granite counters, office/den, master bedroom with dual**

closets, master bath with walk-in shower, spacious guest bedrooms, laundry room with storage closet with cabinets. NEW ROOF 2022. Beautiful screened-in pool area, tanning shelf in the pool. all facing the amazing water ways. Bring your family and your boats and start living your Florida dream! NO OTHER DEAL LIKE THIS ONE! The house is currently rented month to month, the renters will be out at closing. The home can be used as a great AIRB&B.