

**4310 POINT COURT, Port Charlotte, FL, 33948**

Vacant Land

Neighborhood: O'Hara Area, Port Charlotte

Subdivision: MCGRATH POINT ESTATES

Acreage: 1 to less than 2

Lot Dim: 135 x 360 x 171 x 421

Lot Size Sqft: 66501

S/S/B/L: 11

Prior Taxes: \$ 1,233

Water View:

Waterfrontage: 0

MLS: A4553914

Listed By: ALLISON JAMES ESTATES & HOMES

One-of-a-kind property in a GATED community. Beautiful residential building lot with 1.53 acres of land in the gated waterfront community of McGrath Point Estates. Homesite includes 135' of road frontage with approximately 3/4 an acre that is buildable, cleared, and ready for your custom Florida dream home. Rear of

lot is wooded and private, perfect for enjoying the view & nature. McGrath Point Estates is a gated, waterfront community with luxury estate homesites. Neighborhood has properties sitting on and off the water on the McGrath Waterway located in Charlotte Harbor. New homes built in this community must be 2300 sq ft under air at a minimum and meet other requirements. Neighborhood is tropically landscaped at entry to community with code security gate. City utilities are available with Water/Sewer & Electric hook ups nearby. Conveniently located with access to I75 & US 41, Shopping, Hospitals, Schools, Restaurants, & more. Port Charlotte Beach Park nearby offers Charlotte Harbor beach access with boat ramp, basketball, tennis, shuffleboard, bocce board, pickle ball, grill/tables, & park area. Englewood Beach is also less than 30 mins away. So many activities in this community. Call today for builder information and appointment to design the custom home of your dreams.