



182 SEVERIN ROAD SE, Port Charlotte, FL, 33952

Vacant Land

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Subdivision: PORT CHARLOTTE SEC 36 02

Acreage: 1/4 to less than 1/2

Lot Dim: 100 x 125

Lot Size Sqft: 12000

S/S/B/L: 2091 543

Prior Taxes: \$ 4,207

Water View: Bay/Harbor - Full, Bay/Harbor - Partial, Canal

Waterfrontage: 100

MLS: C7484401

Listed By: MICHAEL SAUNDERS & COMPANY

Welcome to 182 Severin, Port Charlotte, FL 33952 – an extraordinary waterfront property that epitomizes the Florida coastal lifestyle. Nestled in a prime location,

this sailboat access lot is just a stone's throw away from the renowned Port Charlotte Beach Complex and the Charlotte Harbor Yacht Club. Positioned a mere 8 lots from the stunning Charlotte Harbor, this property offers unparalleled access to open waters, making it a sailor's paradise. Boasting sailboat access, it is an ideal haven for those who appreciate the freedom of navigating the saltwater channels. One of the standout features of this property is its expansive waterfront, capable of accommodating even the most sizable vessels. Whether you own a luxurious yacht or a sleek sailboat, this lot provides immediate access to the tranquil waters leading to the Gulf of Mexico. The proximity to Charlotte Harbor ensures that you can embark on your maritime adventures with ease. As the back of the lot faces West-Southwest, prepare to be captivated by breathtaking sunsets that paint the sky with a palette of warm hues. Imagine unwinding on your own private waterfront oasis, sipping a beverage, and relishing the panoramic views of the sun descending over the serene waters. The strategic location of 182 Severin ensures not only a seamless connection to the open waters but also places you in close proximity to the vibrant Port Charlotte Beach Complex. Revel in the convenience of having recreational amenities, beautiful beaches, and the esteemed Charlotte Harbor Yacht Club just a short distance away. Whether you are an avid sailor, a nature enthusiast, or someone seeking a picturesque waterfront lifestyle, 182 Severin presents a rare opportunity to build your dream home in a location that seamlessly combines accessibility, natural beauty, and the allure of coastal living. Don't miss the chance to make this exceptional property yours and create a haven where every day feels like a vacation.