

**4221 GARDNER DRIVE, Port Charlotte, FL, 33952**

Vacant Land

Neighborhood: Edgewater, Port Charlotte

Subdivision: PORT CHARLOTTE SEC 025

Acreage: 1/4 to less than 1/2

Lot Dim: 77 x 138 x 37 x 52 x 160

Lot Size Sqft: 11732

S/S/B/L: 2106 94

Prior Taxes: \$ 953

Water View: Canal

Waterfrontage: 52

MLS: D6134970

Listed By: PROGRAM REALTY, LLC

Don't miss out on the extraordinary opportunity to build your dream home on this Gulf Access Waterfront lot with quick access to Charlotte Harbor and the Gulf of Mexico. This Western facing lot is looking straight down the canal and features spectacular water and sunset views. Save money on lot clearing fees because this lot is already cleared! The location is prime and is very close to the Port Charlotte Beach Complex, Charlotte Harbor Yacht Club, Edgewater Public Boat Ramp, and the William R Gaines Jr Veterans Memorial Park. In addition to quick boating access, you will be within minutes of the Gulf of Mexico beaches, the new Sunseeker Resort, beautiful golf courses, tennis, fishing, dining, shopping, all types of outdoor activities...you name it and it is close! This lot is perfect to build the home you've been dreaming about. Make sure to watch the video tour of the water access for this property. Call today because this property won't last long!