

**160 MORGAN LANE SE, Port Charlotte, FL, 33952**

Vacant Land

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Subdivision: PORT CHARLOTTE SEC 040

Acreage: 1/4 to less than 1/2

Lot Dim: 100 x 125 x 100 x 124

Lot Size Sqft: 12499

S/S/B/L: 2091 414

Prior Taxes: \$ 3,953

Water View: Bay/Harbor - Partial, Canal

Waterfrontage: 100

MLS: O6188089

Listed By: LEGACY PLUS REALTY

Welcome to Port Charlotte, Waterfront boaters paradise living with NO Bridges as only a few remaining waterfront lots are available. Lot features 100' of frontage on

Morgan Waterway around the corner from Charlotte Harbor Yacht Club granting easy access to the Gulf of Mexico. Oversized (.29 Acres) Lot is cleared and ready for one to start building their waterfront home with fabulous Sunsets views from your patio or dock. NO TIME FRAME TO BUILD & NO PREFERRED BUILDER THAT YOU MUST USE. You can walk to the beach from this location as The Port Charlotte Beach Complex is a few blocks away. Minutes to US-41, local favorites such as the new Sunseeker Resort, Fishermen's Village, shopping, fine dining, live entertainment, Award Winning Beaches and Port Charlette Beach Park. Come and enjoy the waterfront living amenities such as the fishing pier & boardwalk, swimming pool, BBQ's available, picnic areas, playground, bocce ball courts, basketball & tennis courts and so much more to experience. Those who love to play Pickleball, Charlotte County is the home of the World Pickleball Championship and offers numerous courts. September 2023, Charlotte County, is ranked the fifth-largest area for population growth, according to data from the U.S. Census Bureau; Ranked "Third Best Place to Live and Play Golf in America" by Golf Digest; Port Charlotte, Florida named "Best Place to Retire" by Money Magazine. Owner Financing available at owners discretion based on credit worthiness of buyer.