

**142 BANGSBERG ROAD SE, Port Charlotte, FL, 33952**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 2188 A/C & 3216.00 Total

Neighborhood: Edgewater - Sailboat Access, Edgewater, Port Charlotte

Lot Dim: 100 x 125

Prior Taxes: \$ 4,348

Water View: Canal

Year Built: 1967

MLS: C7490794

Listed By: RE/MAX PALM REALTY

DO NOT MISS OUT ON THIS HOME AT THIS AMAZING PRICE!!! This beautifully maintained home is looking for a new owner to enjoy the short boat ride to the harbor on the sailboat waterway! With nothing to do but move in, this home boasts 100' of waterfrontage, an 80' dock, new metal roof in 2022, new roll down

shutters for large front and back windows in 2022, newer A/C and pool pump. This home features gorgeous travertine marble and luxury vinyl flooring, quartz kitchen counters with wood cabinetry, a six-burner DCS gas stove, a new refrigerator, tankless hot water tank, and a spacious laundry room with upscale washer and dryer plus a trash compactor. Your family will enjoy beautiful sunsets by the heated saltwater pool! This home is wonderful for entertaining with large sliders opening onto the caged, paver brick lanai. Flood insurance is transferable to new owner. Some furnishings left as a convenience to seller. Swing set does not convey.