

**180 COUSLEY DRIVE 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: 122 by 152

Lot Size Sqft: 18319

S/S/B/L: 2091 270

Prior Taxes: \$ 4,038

Water View: Canal

Waterfrontage: 120

MLS: C7491407

Listed By: ERA ADVANTAGE REALTY, INC.

Attention boating and fishing enthusiasts, your dream home awaits in southwest Florida, this spacious piece of vacant land offers an extraordinary chance to embrace waterfront living. With 120 feet of solid concrete seawall, this gem provides direct access to the Gulf of Mexico via Charlotte Harbor, just a peaceful canal ride away. The land invites endless possibilities – whether you dream of crafting your perfect waterfront getaway or securing a piece of paradise for future endeavors. Situated at the end of the canal, the sweeping views promise breathtaking views, creating a stunning backdrop for every moment. Seize the opportunity to immerse yourself in the waterfront lifestyle and transform this remarkable property into your own coastal haven.