

Hamptons

INTERNATIONAL



12314 Kneeland Terrace, Port Charlotte, FL 33981

3  2 

£370,000
(\$497,000)

Property details



Key features

- **Amenities:** Playground
- **Garage Count:** 2 Car Garage
- **General:** Smoke Detector
- **Location:** Waterfront

Attributes

 **Garage**

 **Near golf course**

 **Near to beach**

 **Private parking**

 **With land**

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Description

360 TOUR**TURNKEY CONTEMPORARY FURNISHED**5 MINUTES OUT TO MYAKKA RIVER**WIDE OPEN CANAL VIEW** WATERFRONT**80 FOOT CONCRETE SEAWALL** 3 Bed/2 FULL Bath/2 Car Garage/Screened-In LANAI*HIGH ELEVATION* (never flooded), well-maintained, "one-owner" ideal home amidst wildlife - birds and canal end is a Manatee Breeding area! Other Highlights include: 2022 Contemporary Furnishings, 2022 Plank tile flooring, 3 Skylights, 3 sliding doors, High Ceilings, Large Screened-In Lanai, Guest Bathroom with door to lanai, Utility Room with Sink, Central Vacuum, storage space and only 5 minutes to 776/El Jobean. Enjoy the manatees and wild birds from your backyard screened-in lanai with vacant lots in front across the canal and behind the home! The screened-in breezeway opens into a wide hallway and bright Living/Dining combo with high ceiling & electric heat generating fireplace, which is the perfect place to entertain friends and family. The wide entrance hallway leads to the storage and pantry closets and opens to the kitchen and high ceiling, family room with skylight where you can eat at the breakfast bar or dinette next to the lanai sliding door. The Comfortable and Bright Primary bedroom has a sliding door to Lanai, 2 walk-in closets, pocket door to the en suite bath with dual sinks, separate shower and skylight. The 2 Guest bedrooms are in the back right corner of the home and both have walk-in closets, ceiling fans and bright windows. The utility room has a sink and plenty of room for extra cabinets and opens to the 2 car garage with ladder to attic space, treated floor and side door. The Gulf Cove community has an association: the POGC (Property Owners Gulf Cove), which owns two private waterfront recreational properties that encompass a little over 5 acres on the Myakka River. These waterfront amenities are available to Gulf Cove property owners who support POGC through annual membership dues and/or ramp fees. The POGC waterfront park includes a pavilion, picnic tables, benches along the river, and playground area. The POGC ramp provides direct boating access to Charlotte Harbor and the Gulf of America as well as boat trailer parking. Close to Sandy Beach Myakka Park, Myakka State Forest, Golf Courses, 30 minutes to Boca Grand Beach, Shopping and Dining - this is the perfect spot to enjoy the Florida lifestyle!























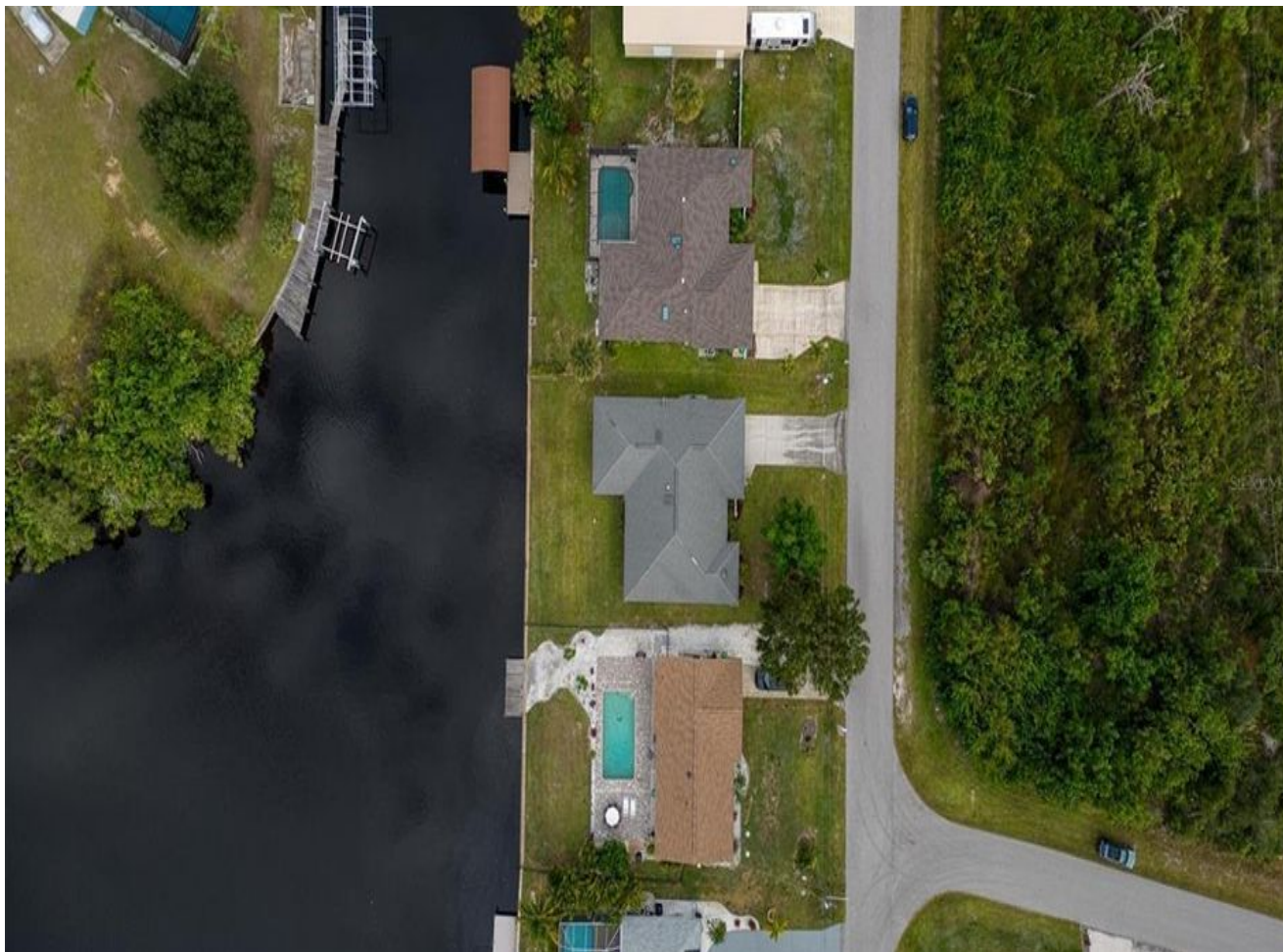


























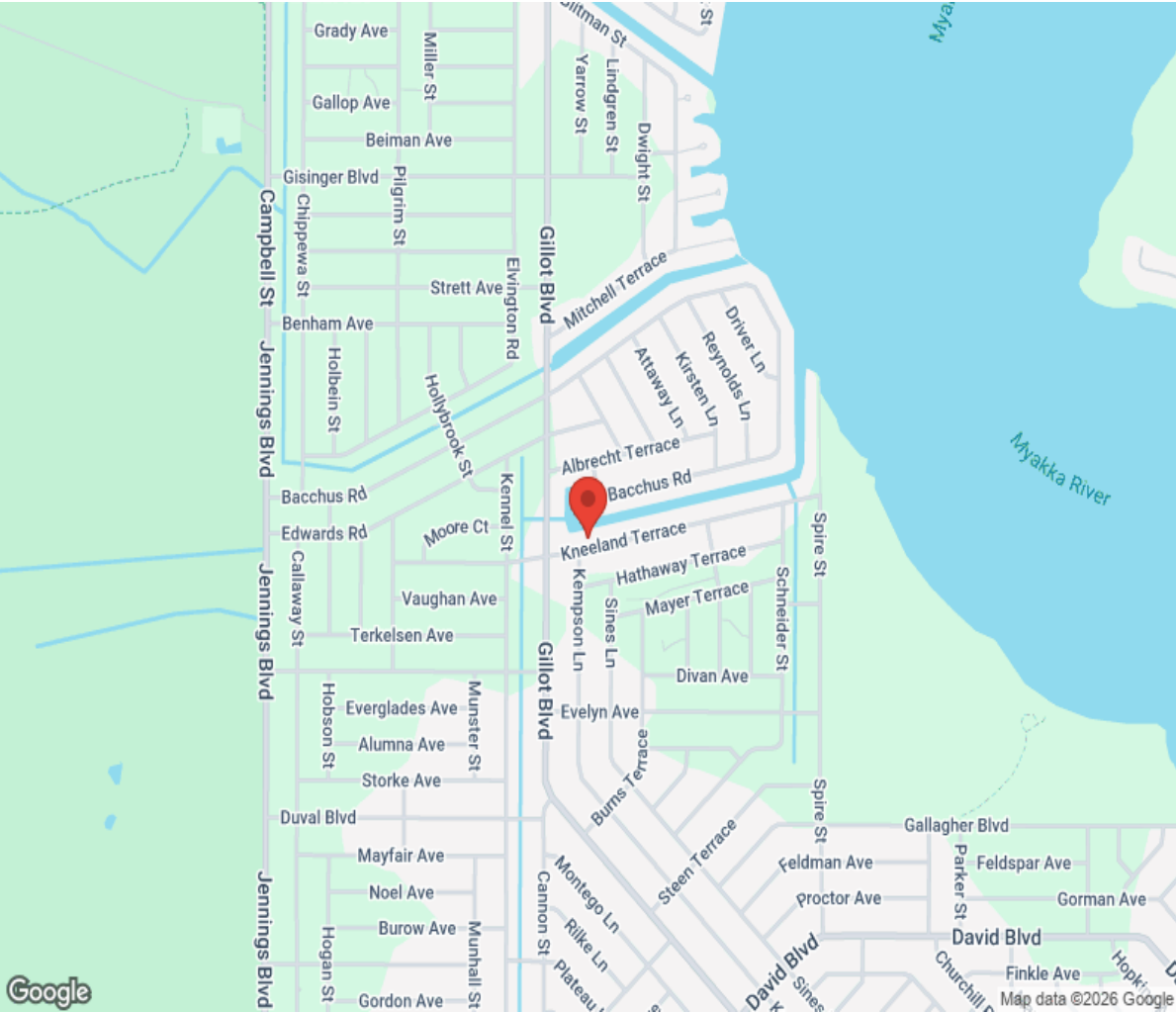








Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com