



\$ 375,000



12424 Birtle Ave, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: C7497231
- » Single Family | 1,608 ft² | Lot: 9,999 ft²
- » More Info: 12424BirtleAve.IsForSale.com



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Remarks

Welcome to 12424 Birtle Ave in the beautiful Englewood East area. This delightful 3-bedroom, 2-bathroom home offers 1,608 sq. ft. of comfortable living space, perfect for both relaxation and entertainment. Step inside this 2017 built home and discover a thoughtfully designed interior with split-plan living and tile throughout the entire home. In addition, it features a 2023 ROOF. A versatile bonus room under portable AC awaits—formerly the garage, which can easily be converted back if desired, as all mechanicals remain in place. The heart of the home boasts an open layout, ideal for gatherings with family and friends. Outdoors, you'll find your personal paradise. Enjoy sunny Florida days in the sparkling above-ground pool, unwind under the gazebo, or savor your morning coffee on the screened-in back patio, all within the privacy of a secure vinyl fence. Beyond your tranquil oasis, the best of Port Charlotte awaits. You're just a short drive from the pristine beaches of the Gulf Coast, the scenic Myakka River, and a variety of local parks perfect for hiking, biking, and enjoying nature. For those who love dining out and shopping, there are plenty of nearby restaurants, cafes, and shops to explore. Wait, there's more! Did I mention no Flood Insurance required as the structure is located

