



\$ 365,000



12005 Surrey Ave, Port Charlotte, FL 33981

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6137462
- » Single Family | 1,640 ft<sup>2</sup> | Lot: 9,997 ft<sup>2</sup>
- » More Info: [12005SurreyAve.IsForSale.com](http://12005SurreyAve.IsForSale.com)



**Marcia Cullinan**  
 941.662.5878  
[marciacullinan@michaelsaunders.com](mailto:marciacullinan@michaelsaunders.com)  
<http://marciacullinan.michaelsaunders.com>

**Michael Saunders & Company**  
 LICENSED REAL ESTATE BROKER

Sales Office  
 1200 S McCall Rd  
 Englewood, FL 34223  
 (941) 473-7750

Remarks

\*\* So many awesome things about this practically brand-new home! First, it was BUILT IN 2022, so it is only 2 years young; that means everything in it is only 2 years young, including the roof, AC system, water heater, plumbing, appliances, and fixtures. It is in a peaceful, QUIET NEIGHBORHOOD which happens to be in an X FLOOD ZONE - so NO FLOOD INSURANCE is necessary! Everything is built up to the latest code, including new windows and HURRICANE SHUTTERS! The KITCHEN is GORGEOUS with a fabulous island, 42" wood soft-close cabinetry, lovely granite countertops, and stainless-steel appliances. The PRIMARY SUITE is HUGE, at 13' x 18' with an 8' x 8' WALK-IN CLOSET, and an ensuite bathroom with a 5' x 5' WALK-IN SHOWER! One of the GUEST bedrooms even has a WALK-IN CLOSET! Both bathrooms have granite counters and baths/showers are beautifully tiled - no plastic shower inlays. The flooring is TILE throughout the ENTIRE HOME, making it flow nicely. There's a fabulous COVERED & SCREENED PATIO out back, with access to the PRIVATE BACK YARD that is FENCED IN. AND, you have a beautiful new 12' x 24' above ground POOL to float and play in! You can easily remove that and put an in-ground pool in if you wish. This home is on PUBLIC WATER with PRIVATE SEPTIC (only 2 years old!). Keep

