

# \$396,700 - 13480 Allentown Avenue, PORT CHARLOTTE

C7501713

## \$396,700

4 Bedroom, 2.00 Bathroom, 2,117 sqft

Residential on 0 Acres

PORT CHARLOTTE SEC 085, PORT CHARLOTTE, FL

Under Construction. This Beautiful New

2117Sqft has just come up available!

Upgrades Include: Open Floor Plan, Ceramic Plank Tile- WHOLE HOUSE, Pair of exterior French- Glass Doors leading to 21' x 10' Covered Patio, Granite Counter tops in Kitchen and Baths, Stainless Steel Appliances (microwave, range, dishwasher), Upgraded Cabinets, Step Ceiling in the Primary BDRM, 5' Tiled Shower in Masterbath ILO gargen tub, & Irrigation System w/ Floratam Sod. All of our New Homes come with a 1 year/2 year/10 year Warranties. Move in Worry free! Adams Homes Pays the Majority of closing costs with use of Preferred Lenders. \*\* REALTORS are required to be present on Initial visit to register your Home buyer and must obtain a completed Co-Broke Form ~~ Subject to Errors & Omissions ~~

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | C7501713    |
| Price          | \$396,700   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,117       |
| Acres          | 0.25        |
| Year Built     | 2024        |
| Type           | Residential |



|          |                         |
|----------|-------------------------|
| Sub-Type | Single Family Residence |
| Status   | Active                  |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13480 Allentown Avenue |
| Area        | Port Charlotte         |
| Subdivision | PORT CHARLOTTE SEC 085 |
| City        | PORT CHARLOTTE         |
| County      | Charlotte              |
| State       | FL                     |
| Zip Code    | 33981                  |

## Amenities

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, In Wall Pest System, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Microwave, Range   |
| Heating           | Central  |
| Cooling           | Central Air  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | French Doors, Hurricane Shutters, Irrigation System |
| Roof              | Shingle   |
| Foundation        | Slab, Stem Wall                                     |

## School Information

|            |                         |
|------------|-------------------------|
| Elementary | Myakka River Elementary |
| Middle     | L.A. Ainger Middle      |
| High       | Lemon Bay High          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 14th, 2024 |
| Days on Market | 163                 |
| Zoning         | RSF3.5              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Adams Homes Realty |
|----------------|--------------------|

All listing information is deemed reliable but not guaranteed and should be independently verified through personal

inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on May 28th, 2025 at 5:19am CDT