

\$649,000 - 15361 Visalia Road, PORT CHARLOTTE

D6140008

\$649,000

3 Bedroom, 3.00 Bathroom, 2,330 sqft

Residential on 0 Acres

PORT CHARLOTTE SEC 082, PORT CHARLOTTE, FL

EXCITING PRICE IMPROVEMENTâ€™now is your chance to claim this waterfront home at an exceptional price!

Nestled on the picturesque Santa Cruz Waterway, this Newport-built beauty offers direct Gulf access with no bridges, plus breathtaking views of the protected natural preserve. Step onto your private dock and set sail through bridge-free waters, leading you seamlessly to the Myakka River, Charlotte Harbor, and the Gulf of Mexico.

Take a second look at this stunning canal-front home, now even more enticing with a recent price adjustment and a seller-offered home warranty at closing for added peace of mind. A true boaterâ€™s dream, this Newport-built home is perfectly positioned on the Santa Cruz Waterway, offering breathtaking views of the natural preserve as your only neighbor. Step onto your private dock, where your boat awaits to whisk you away through bridge-free waters to the lagoon, then effortlessly through the lock system to the Myakka River, Charlotte Harbor, and the Gulf of Mexico. While enjoying prime Gulf access, youâ€™re also just minutes from the world-renowned beaches of Boca Grande and Manasota Key, as well as Sarasotaâ€™s shopping, fine dining, and premier golf courses. Inside, this thoughtfully designed split three-bedroom floor plan welcomes you with timeless elegance and sweeping waterfront views. Expansive pocketing glass doors blur the lines between indoor and outdoor spaces, leading to the screened lanai with electric



roll-down screens for added privacy and storm protection. The recently screened pool cage (2023) encloses a refinished heated saltwater pool, creating a serene retreat. Boaters will love the 10â€™x30â€™ dock, 8,000 lb. canopied lift, and additional 35â€™ walkway with electric and water hookups. The updated kitchen boasts stainless steel appliances, granite countertops, subway tile backsplash, rich wood cabinetry, and a spacious breakfast bar, while an aquarium-style window offers a picturesque setting for al-fresco dining. Additional features include plantation shutters, a central vacuum system, vaulted ceilings, an indoor laundry area with extra storage, and an oversized garage with ample space and a 50 AMP RV hookup. The luxurious primary ensuite features dual closets, a garden tub, double sinks, a separate shower, and a private water closet, while the guest bedrooms are tucked behind a pocket door for added privacy. Notable upgrades include a new roof (2023), new front doors (2023), Storm Smart Shutters (2024), a solar-powered pool heating system (2024), a boat lift canopy (2024), and a 50 AMP RV charger, among many others. With this fresh price reduction, this waterfront dream home presents an unbeatable opportunity to make this one your forever home.

Built in 1998

Essential Information

MLS® #	D6140008
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,330
Acres	0.23
Year Built	1998

Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Active

Community Information

Address	15361 Visalia Road
Area	Port Charlotte
Subdivision	PORT CHARLOTTE SEC 082
City	PORT CHARLOTTE
County	Charlotte
State	FL
Zip Code	33981

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Canal - Saltwater
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Central Vacuum, High Ceilings, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Outdoor Shower, Private Mailbox, Rain Gutters, Shade Shutter(s), Sliding Doors
Lot Description	Landscaped, Near Marina, Paved
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 17th, 2025
Days on Market	170
Zoning	RSF3.5

Listing Details

Listing Office	Coldwell Banker Sunstar Realty
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