



\$ 450,000



3272 and 3280 Holcomb Rd, Port Charlotte, FL 33981

- » MLS #: D6139857
- » Land | Lot: 22,216 ft² (0.51 acres)
- » More Info: 3272and3280HolcombRd.IsForSale.com



Marcia Cullinan
 941.662.5878
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

PRIME WATERFRONT VIEW & LOCATION! HALF-ACRE WATERFRONT buildable lot WITH BRAND NEW SEAWALL and DIRECT ACCESS to the GULF of MEXICO!! Here's your opportunity to build your DREAM HOME in PARADISE on your END LOT with a VIEW STRAIGHT UP THE CANAL! The shimmering water is your back yard! This property offers TWO LOTS, 225 foot along the front of the property, and 100' of WATER FRONTAGE in the back. The 100 ft CONCRETE SEAWALL was just installed and is ready for your dock and boat/boat lift! The canal leads to the Myakka River which leads to the Charlotte Harbor and Gulf of Mexico. Catch snook, redfish, snapper and shark from your seawall! Watch the dolphin and manatee as they come in to play and bathe. Come experience life in Gulf Cove – a friendly community of boaters, fishermen and sun lovers. Just 4 miles to the grocery store. We are happy to suggest phenomenal builders to construct your dream home, with a view! Call for local information today!

