

# Residential - PORT CHARLOTTE, FL

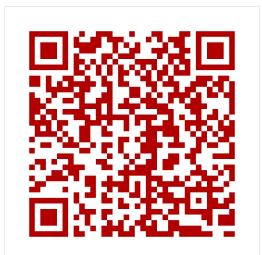
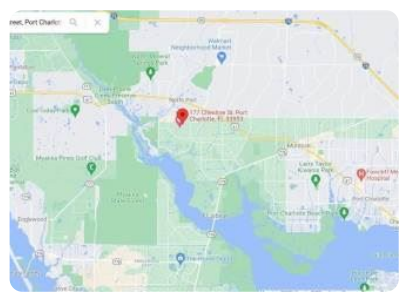
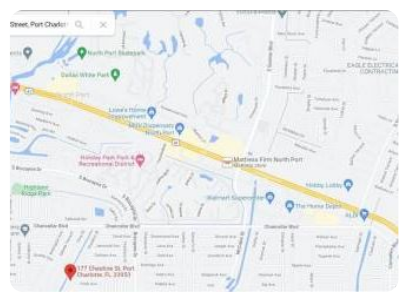


## 177 Cheshire Street, Port Charlotte, FL, 33953

Offered at \$85,400

GULF ACCESS? YES! CITY WATER? YES! WIDE CANAL? YES! HIGH ELEVATION? YES! LOCAL OWNERS? YES! BOOMING AREA WITH NEW SHOPS AND SERVICES? YES! . This lot is all about the YES! Would easily go for \$150K+ in Cape Coral, with additional expense there for utility assessments, high taxes and stringent seawall requirements - but not here. This HOT new area is easier and more reasonable. Build that Gulf Access home you've been dreaming about within easy bicycle distance of new shops, restaurants and services. A hidden gem, but not for long... . Not in Scrubjay Permit Boundary as of listing date, Spot elevation 10.6', FEMA Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain, NO FLOOD INSURANCE REQUIRED.) As with almost every lot in this area, some evidence of gopher tortoise burrows, which can be built around or moved by licensed professionals if you choose. The two adjacent lots are being cleared for construction now, tortoise remediation was smooth and easy.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
0.23 acre (lot size)
Built: Unknown year



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