

## NORTH PORT, FL



**County:** Sarasota  
**Subdiv:** NORTH PORT CHARLOTTE ESTATES ADD 01  
**Beds:** 3  
**Baths:** 3/0  
**Pool:** None  
**Style:** Single Family Home  
**Location:** Pasture / Agricultural, Wooded View, Zoning Permits Horses  
**Total Acreage:** 5 to less than 10  
**Garage/Carport:** 2 Car Garage, Attached, Guest Parking, Oversized, Washer/Dryer Hool

**Status:**  
**List Price:**  
**Year Built:**  
**Special Sale:** None  
**ADOM:** 6

**Pets:**  
**SqFt Heated:**  
**Total SqFt:**



Call Scott with questions about this property  
**Scott Polisar – Phone: 941-882-5494 Ext 701**

Custom home on 5 Acres!!! The owners drew a clever layout on paper and had the home custom built. You won't find this layout anywhere else in North Port. The home is U-shaped with the center of the U being outdoors with a fully screened cage surrounding the whole space. An amazing area to hangout in with family and friends and create memories. Multiple French doors and sliders lead to this amazing outdoor space. You've never seen a Lanai like this one! The West Wing (right upper side of the U) is like a 2nd Master Bedroom and can double as an independent suite or be part of the main home. The Master has two walk-in closets and a large beautiful 4-piece bathroom separating the closets. The Master Bathroom has dual shower heads in the walk in shower area, dual sinks with extra wide space between them, and a beautiful clean garden tub. The home has so much more to offer you. Not enough space to explain the full scope of the layout. The home is ready for you to bring your personal style to the layout. Two private driveways, a Pond, outdoor outlets, water spigots throughout acres, double wide work shed and more. If you don't have horses, buy some! The owner cleared just the right amount of trees giving the property that true estate feel and plenty of area to enjoy the outdoors right on your own property.

### Land, Site, and Tax Information

<b>SE/TP/RG:</b>	<b>Zoning:</b> AG	<b>Section #:</b>
<b>Subdivision #:</b>	<b>Future Land Use:</b> 0100	<b>Block/Parcel:</b>
<b>Tax ID:</b>	<b>Zoning Comp:</b>	<b>Front Exp:</b> North
<b>Taxes:</b> \$3,896	<b>Tax Year:</b> 2015	<b>Lot #:</b> 2
<b>Homestead:</b> Yes	<b>Annual CDD Fee:</b>	<b>Other Exempt:</b>
<b>Legal Desc:</b> NORTH PORT CHARLOTTE ESTATES 1ST ADD	<b>Complex/Comm Name:</b>	<b>Mill Rate:</b> 16.1920
<b>Ownership:</b> Fee Simple	<b>Floor #:</b>	<b>Flood Zone:</b> B
<b>Book/Page:</b>	<b>Lot Size Acres:</b> 5	<b>Lot Size SqFt:</b>
<b>Lot Dim:</b>	<b>Waterfront Ft:</b> 0	
<b>Water Front:</b>	<b>Water Name:</b>	
<b>Water Access:</b>		

### Interior Information

<b>A/C:</b> Central	<b>Floor Covering:</b> Ceramic Tile, Laminate
<b>Heat/Fuel:</b> Central	<b>Security Sys:</b> Security System Owned
<b>Fireplace:</b> No	<b>SqFt Source:</b> Owner Provided
<b>Utilities Data:</b> Cable Connected, Electric, Septic, Well	
<b>Interior Layout:</b> Eating Space In Kitchen, Formal Dining Room Separate, Living Room/Dining Room Combo, Open Floor Plan, Split Bedroom, Volume Ceilings	
<b>Interior Features:</b> Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Unfurnished, Walk In Closet, Washer/Dryer Hookup	
<b>Master Bath:</b> Dual Sinks, Garden Bath, Tub with Separate Shower Stall	
<b>Appliances Included:</b> Dishwasher, Dryer, Oven, Range, Refrigerator, Washer, Water Softener Owned, Water Aerator Owned, Water Filter Owned	
<b>Kitchen Feat:</b> Breakfast Bar, Closet Pantry, Walk In Pantry	<b>Additional Rms:</b> Inlaw / Rental Apartment

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Master Bedroom	25x16	1st	Laminate	2nd Bedroom	17x21	1st	Laminate
3rd Bedroom	15x20	1st	Laminate	Inlaw / Rental Apartment	32x21	1st	Brick/Stone
Living Room	25x25	1st	Laminate	Dining Room	20x13	1st	Ceramic Tile
Kitchen	10x16	1st	Ceramic Tile	Balcony/Porch/Lanai	10x45	1st	

### Exterior Information

**Exterior Construction:** Block, Stucco  
**Roof:** Shingle  
**Exterior Features:** Detached In-Law Apt, Fenced, French Doors, Gutters / Downspouts, Mature Landscaping, Oak Trees, Outdoor Lights, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sliding Doors, Trees/Landscaped, Utility Shed

**Description:** One Story  
**Garage Dim:** 23x24

### Community Information

**Community Features:** Park  
**HOA Comm/Assn:** None  
**Elementary School:** Cranberry Elementary  
**Middle School:** Heron Creek Middle  
**High School:** North Port High

### Map and Directions

## HUNTREALTY GROUP

Al Carapella, Broker

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