



## OFFERING MEMORANDUM



**1,607 SF OF AIR-CONDITIONED  
LIVING SPACE ON A 1.06 ACRE LOT**

**29199 Livingston Drive, Punta Gorda, FL 33982**

**Presented by**

**JESSE IALUNA**

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Cracker & Associates in compliance with all applicable fair housing and equal opportunity laws.



## PROPERTY INFORMATION

**1,607 SF** of air-conditioned living space **on a 1.06-acre lot.**



## PROPERTY

Recently updated, this 1,607-square-foot home sits on a rare 1.06-acre lot and features granite countertops, luxury tile flooring throughout, high ceilings, stainless steel appliances, and a metal roof. The elevated design includes a crawlspace for easy maintenance. Outdoors, enjoy mature oak trees, beautiful landscaping, a screened-in pool, and a newly built chicken coop. With no HOA, no city water, and minimal restrictions, this property offers exceptional flexibility and value.

## LOCATION

Set in a quiet, rural-style area near North Port, this property offers privacy and space while remaining conveniently close to shopping, dining, medical facilities, and I-75. The location provides easy access to North Port, Punta Gorda, and surrounding Southwest Florida destinations, making it ideal for buyers seeking a peaceful lifestyle without sacrificing convenience.

## OFFERING SUMMARY

**SALE PRICE:** \$399,990

**ADDRESS:** 529199 LIVINGSTON DRIVE, PUNTA GORDA, FL 33982-1212

**PARCEL ID:** 402324328001

**LOT SIZE:** 1.06 ACRES

**BUILDING SIZE:** 1,607 SQFT

**ASSET TYPE:** SINGLE FAMILY RESIDENCE

**ZONING:** RSF5

**HIGHLIGHT/FEATURES:** SCREENED IN POOL, NEWLY INSTALLED WASHER AND DRYER, HIGH CEILINGS, LARGE 2-CAR GARAGE, 1,607 SF OF AIR-CONDITIONED LIVING SPACE.





## HIGHLIGHTS

- 1.06-acre lot offering privacy, space, and flexibility with virtually no restrictions.
- Updated interior featuring granite countertops, luxury tile flooring, stainless steel appliances, and high ceilings.
- Metal roof and elevated construction with crawlspace for durability and easy maintenance.
- Screened-in pool, mature oak trees, and beautiful landscaping, plus a newly built chicken coop.
- Offered at \$449,990, priced well below market for a unique acreage property with no HOA.





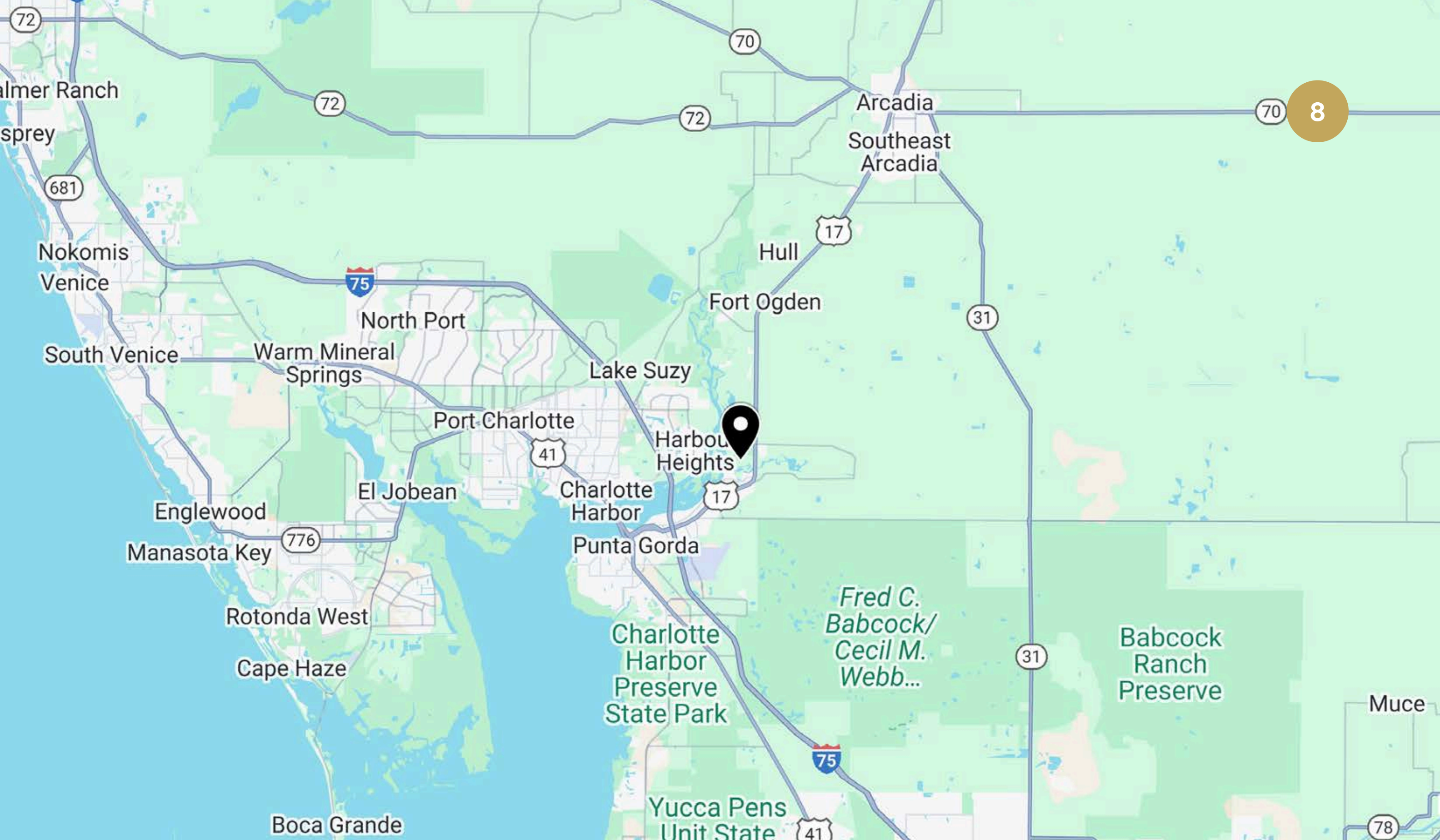






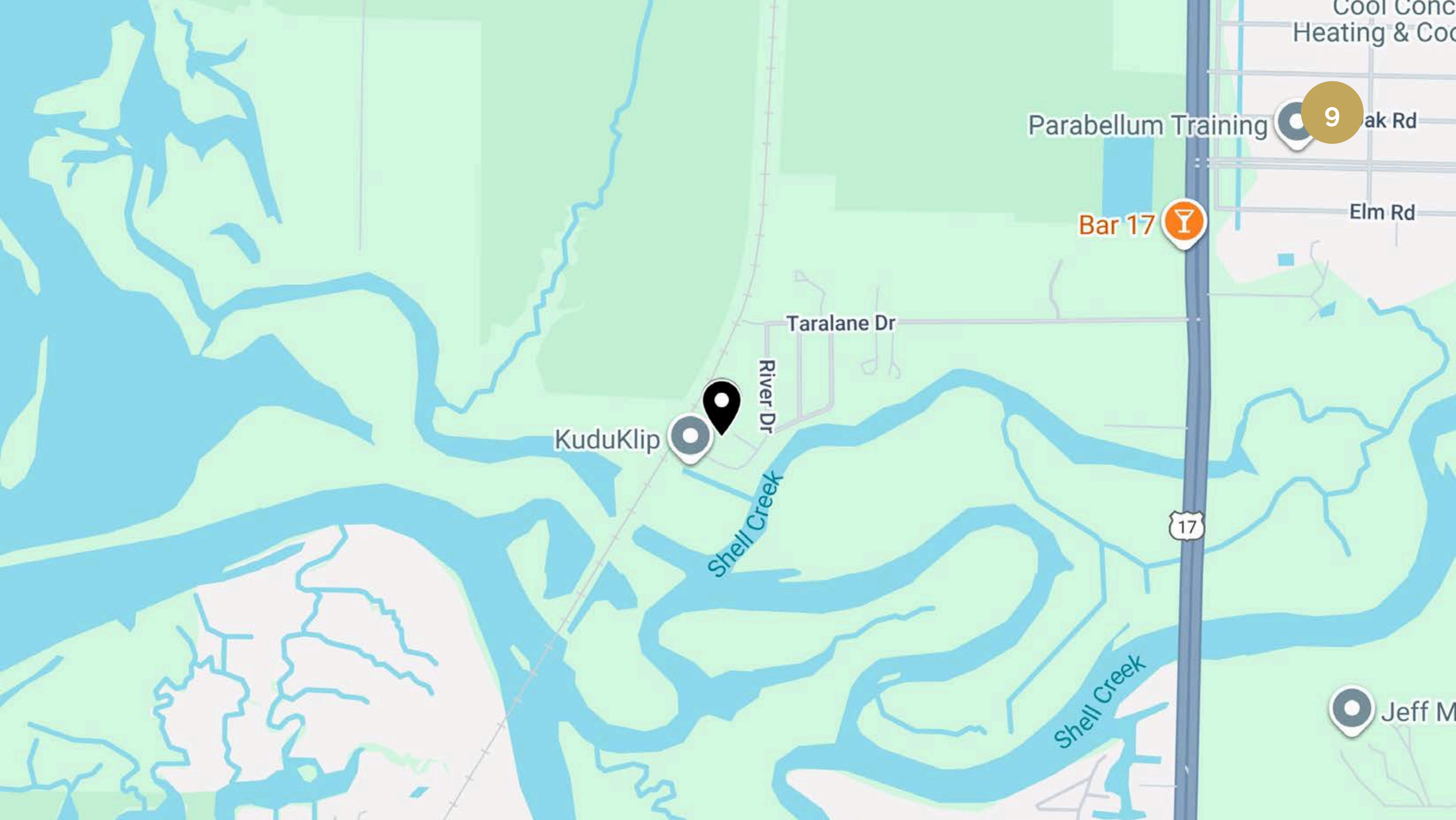
## LOCATION INFORMATION





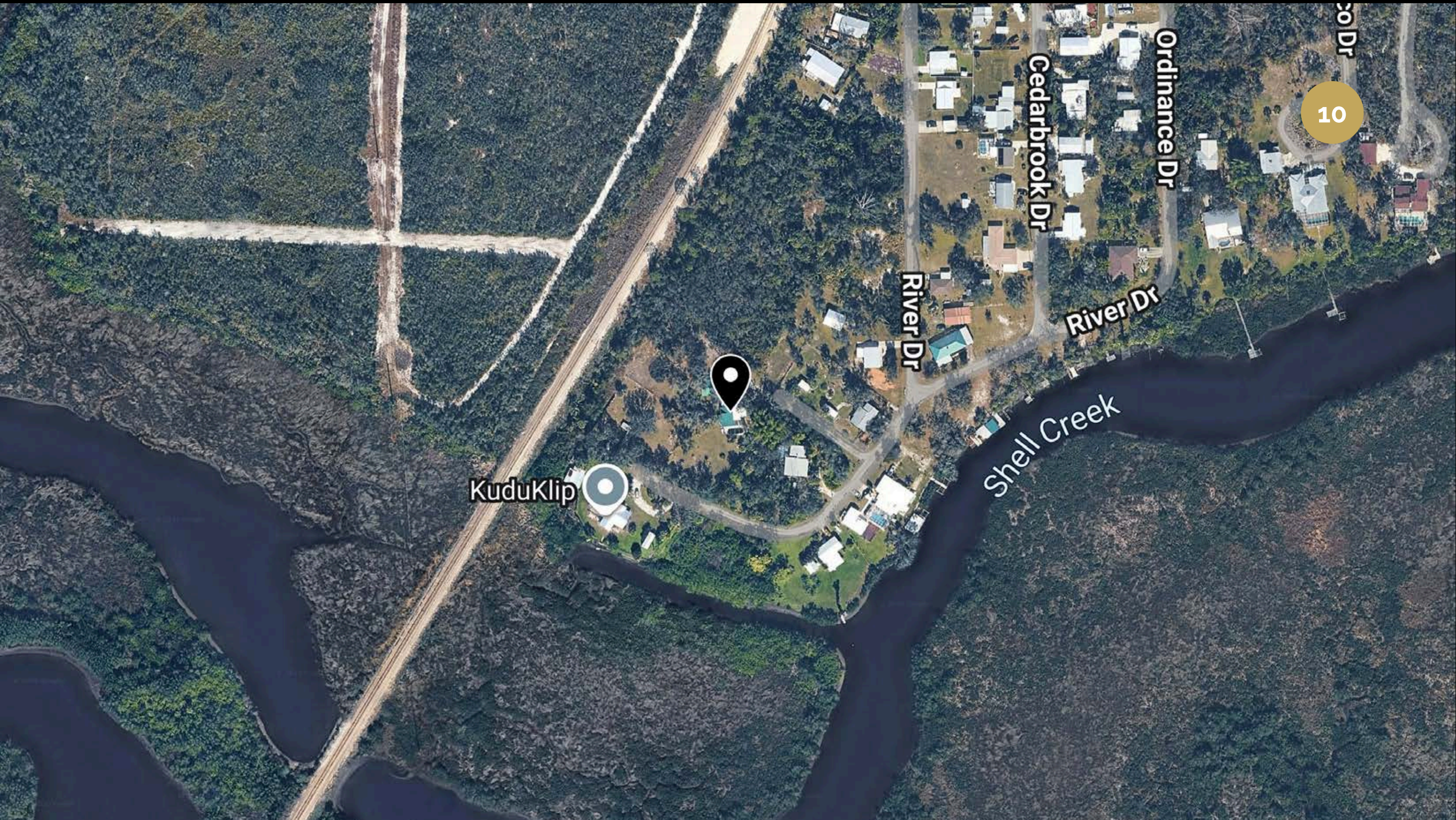
## REGIONAL MAP





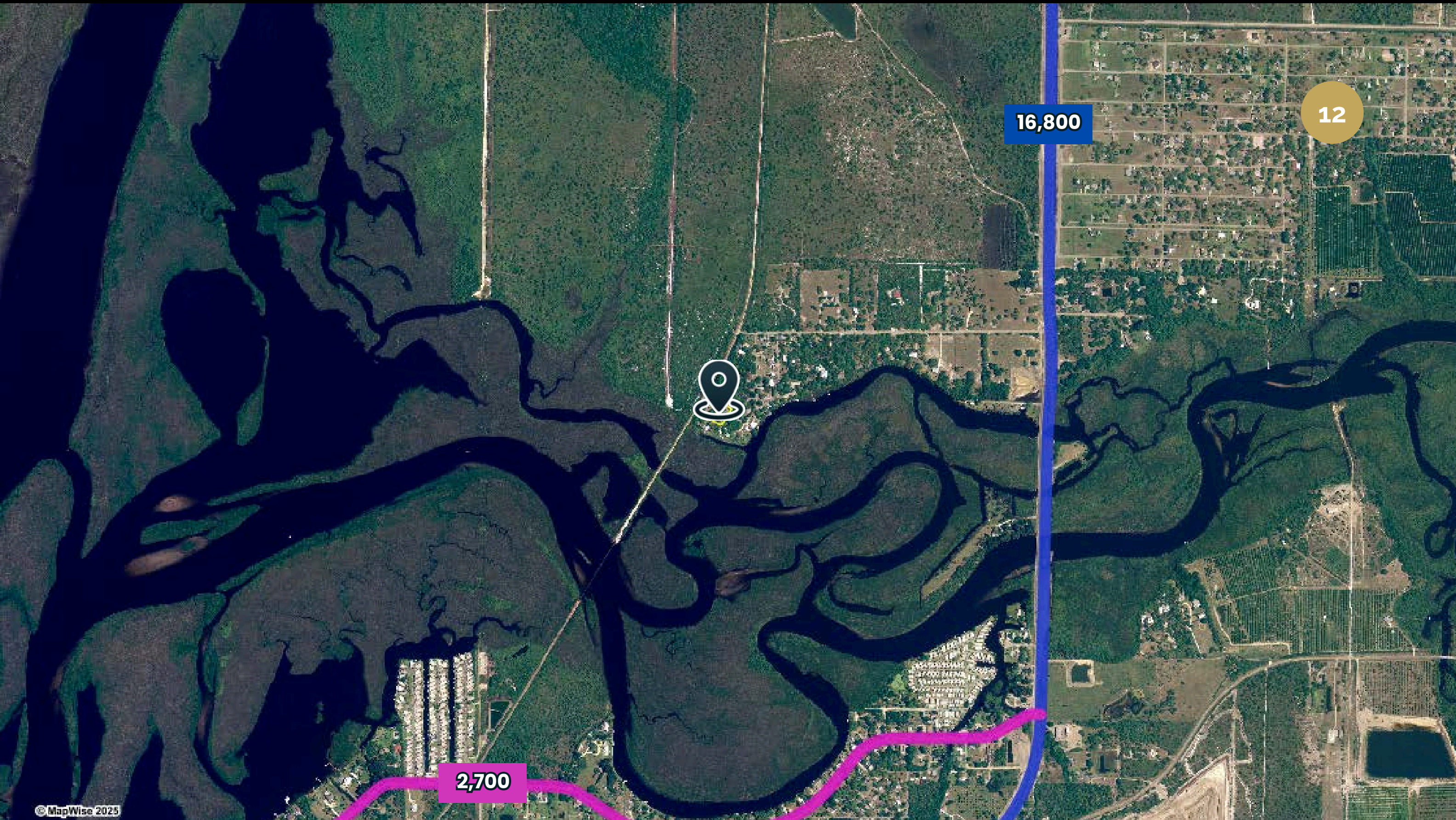
LOCATION MAP





A E R I A L   M A P

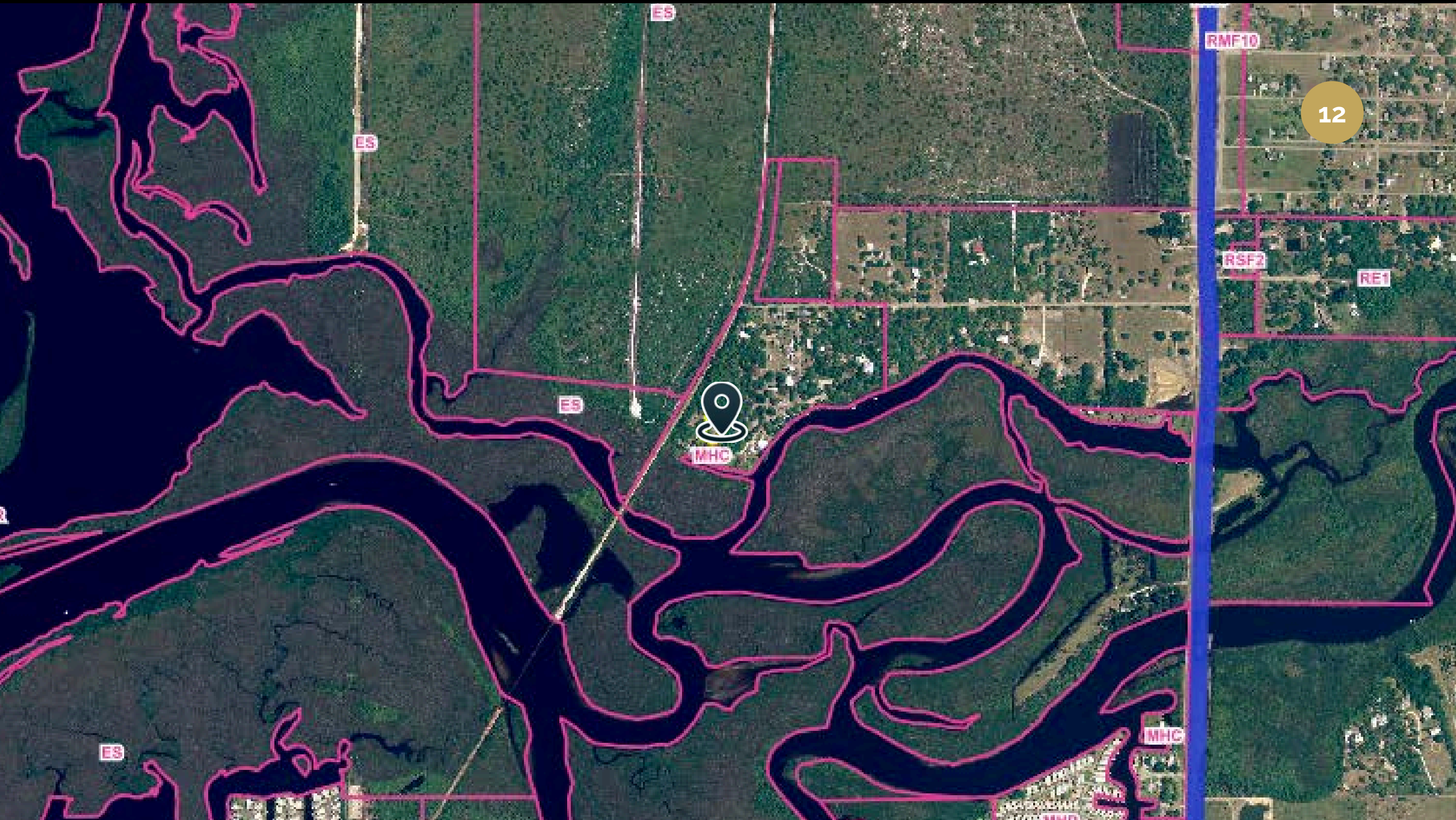




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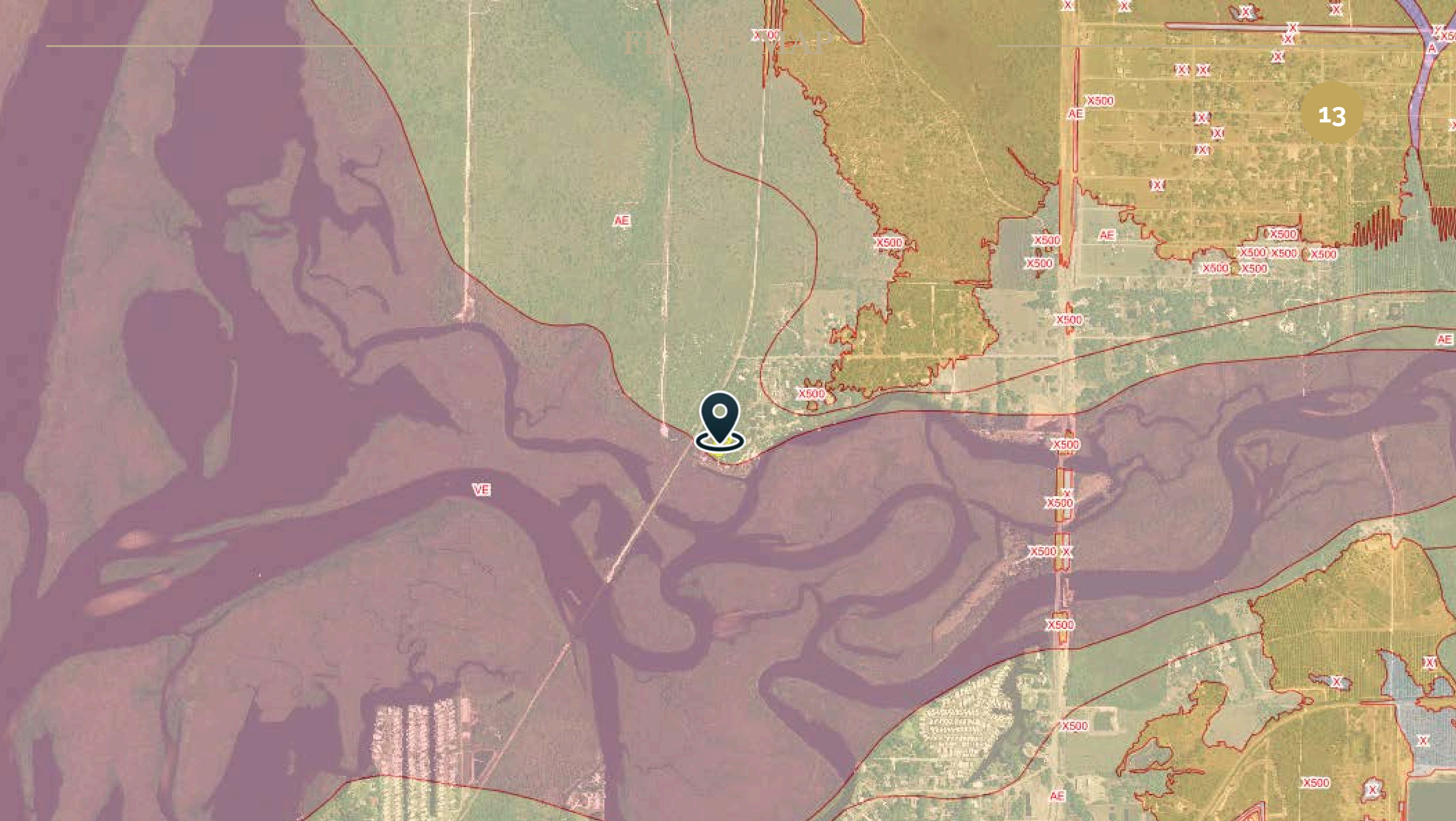
## TRAFFIC COUNT MAP





## ZONING MAP





FLOOD ZONING MAP





## JESSE IALUNA

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**Jesse Ialuna** has established a strong reputation for getting deals done. From multi-million dollar commercial projects to high-end residential properties and prime land opportunities, he is a trusted advisor to many entrepreneurs, business owners, and real estate investors. Mr. Ialuna moved to Southwest Florida in 2004.

From his early years in New England, he has an extensive family background going back 3 generations in construction, real estate, and development in New England as well as SWFL. He got his early start in the business world and rose to VP of sales for CSE, a national digital marketing firm based out of Punta Gorda FL. That background and extensive knowledge of Internet marketing strategies have given his real estate clients a clear advantage.

Mr. Ialuna is known by many to be a real estate powerhouse in both commercial and residential, in part due to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. **Jesse has received multiple awards and has been ranked “Best of Zillow”.**





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