



StellarMLS

OFFERING MEMORANDUM



**BRAND NEW HOME IN PRIME  
PORT CHARLOTTE WITH  
LUXURY LANDSCAPE**

**14422 CHAMBERLAIN Boulevard,**  
Port Charlotte, FL 33953-1960

**Presented by**

**JESSE IALUNA**

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# DISCLAIMER

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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 **RealtyOne Group MVP** in compliance with all applicable fair housing and equal opportunity laws.



## PROPERTY INFORMATION

**HIGH-END FINISHES AND LUXURY LANDSCAPING**

## PROPERTY

This brand new 1,655 SF home sits on a 0.23 acre lot and delivers the feel of luxury from the moment you arrive. Built with high-end finishes and no expense spared, the residence features a spacious open layout with three bedrooms and two bathrooms, elegant flooring throughout, beautiful stone and modern design elements, and a gourmet kitchen. Luxury landscaping surrounds the home, creating impressive curb appeal and a clean, welcoming atmosphere. A rare opportunity exists with the adjacent three-quarter acre parcel also available from the same owner, offering potential for expansion, additional privacy, or future investment.

## LOCATION

Situated in the growing and highly desirable area of Port Charlotte, this property at 14422 Chamberlain Boulevard offers a perfect blend of convenience and peaceful Florida living. Residents enjoy quick access to North Port, local shopping centers, dining, medical facilities, parks, and the stunning Gulf Coast beaches. The neighborhood continues to experience steady development, making it a smart choice for long-term value. With major roadways nearby, commuting to Sarasota, Punta Gorda, and Fort Myers is simple and efficient.

## OFFERING SUMMARY

**SALE PRICE: \$364,990**

**ADDRESS: 14422 CHAMBERLAIN  
BOULEVARD, PORT CHARLOTTE,  
FL 33953-1960**

**PARCEL ID: 402104480034**

**BUILDING SIZE: 1,655 SQFT**

**LOT SIZE: 0.23 ACRES**

**ASSET TYPE: SINGLE FAMILY  
RESIDENCE**

## HIGHLIGHTS



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- **Strategic regional access:** minutes from Sarasota-Bradenton International Airport, U.S. 301, and I-75.
- **21,216 SF of flexible industrial space** with loading docks, grade-level access, and strong electrical infrastructure.
- **Zoned for industrial use**, suitable for manufacturing, warehousing, logistics, or distribution operations.
- **Located in a high-demand industrial corridor** with growing tenant and investor interest.
- **Large lot with dedicated parking, fenced perimeter areas, and efficient ingress/egress for truck maneuverability.**



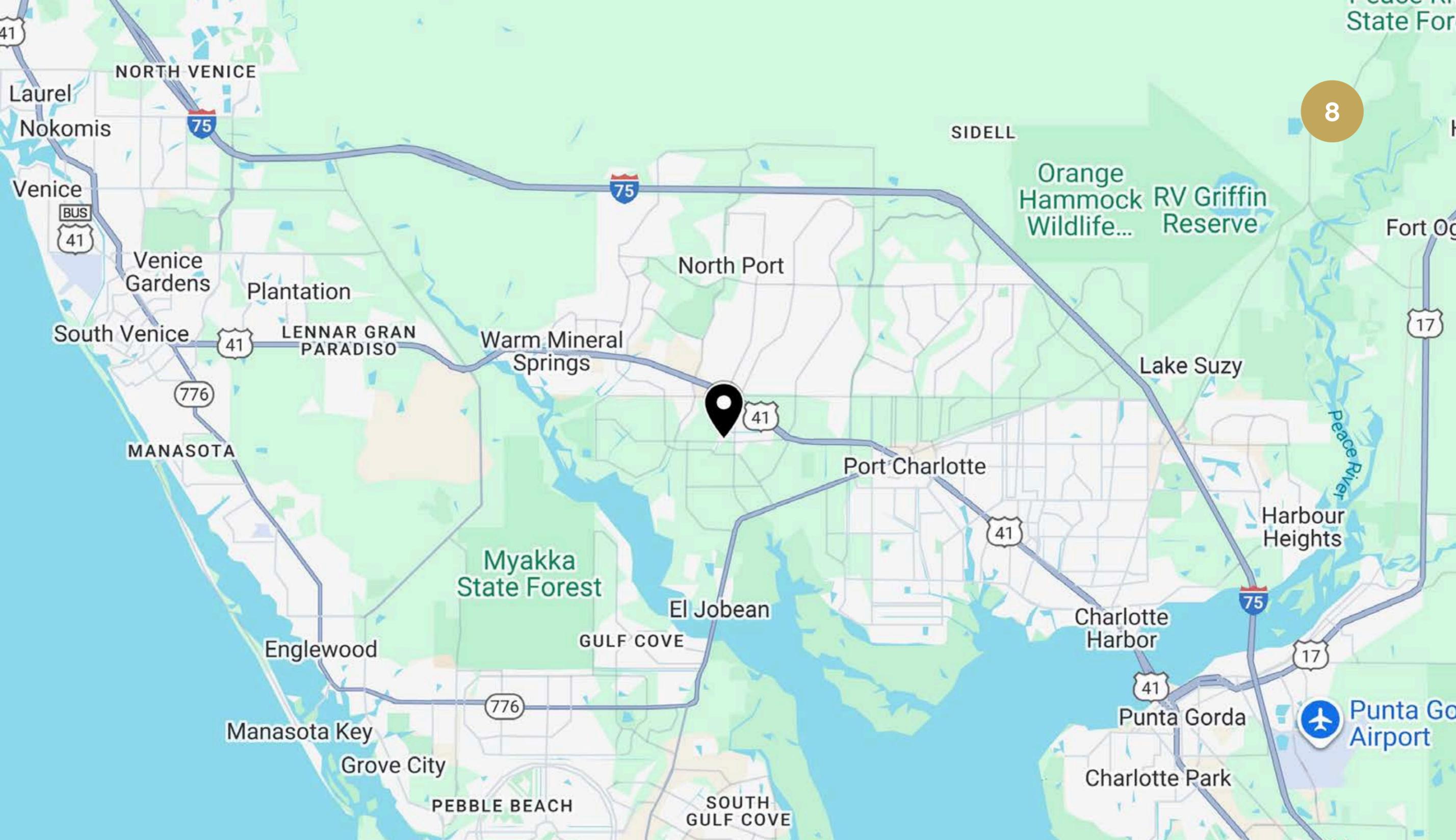
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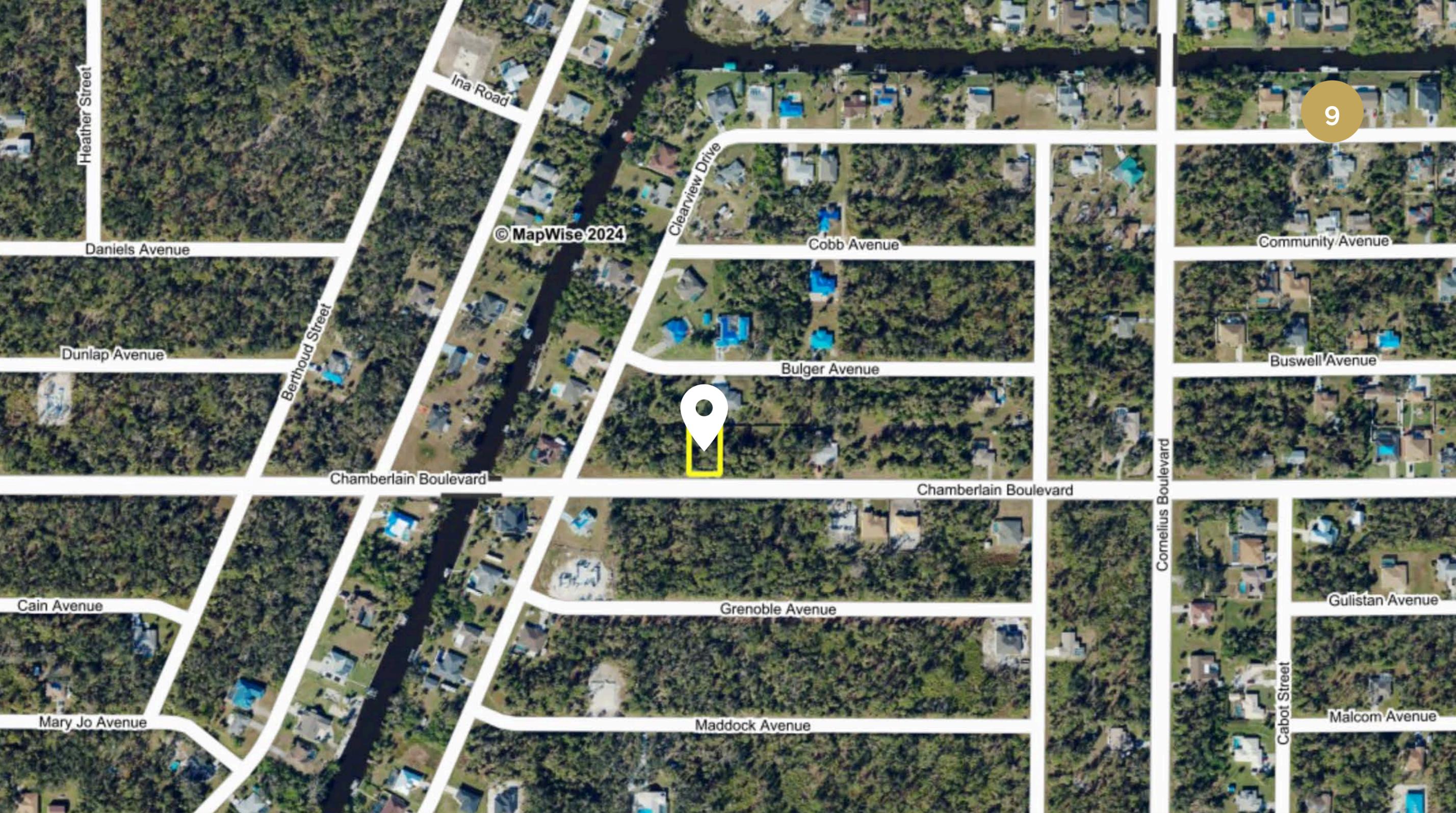


**LOCATION INFORMATION**

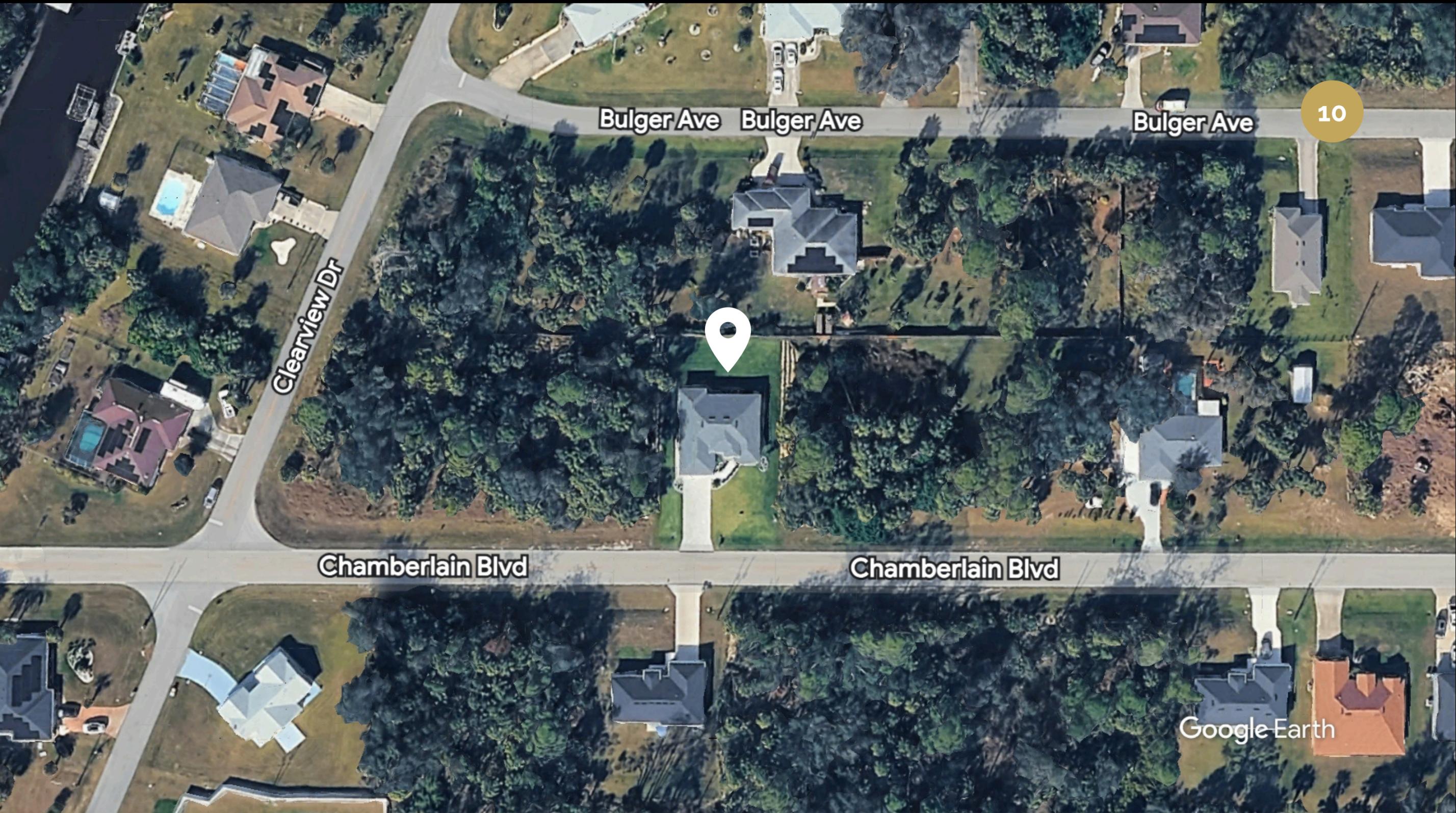
**PRICED WELL BELOW SELLER COST**



## REGIONAL MAP



# LOCATION MAP



Bulger Ave Bulger Ave

Bulger Ave

10

Clearview Dr

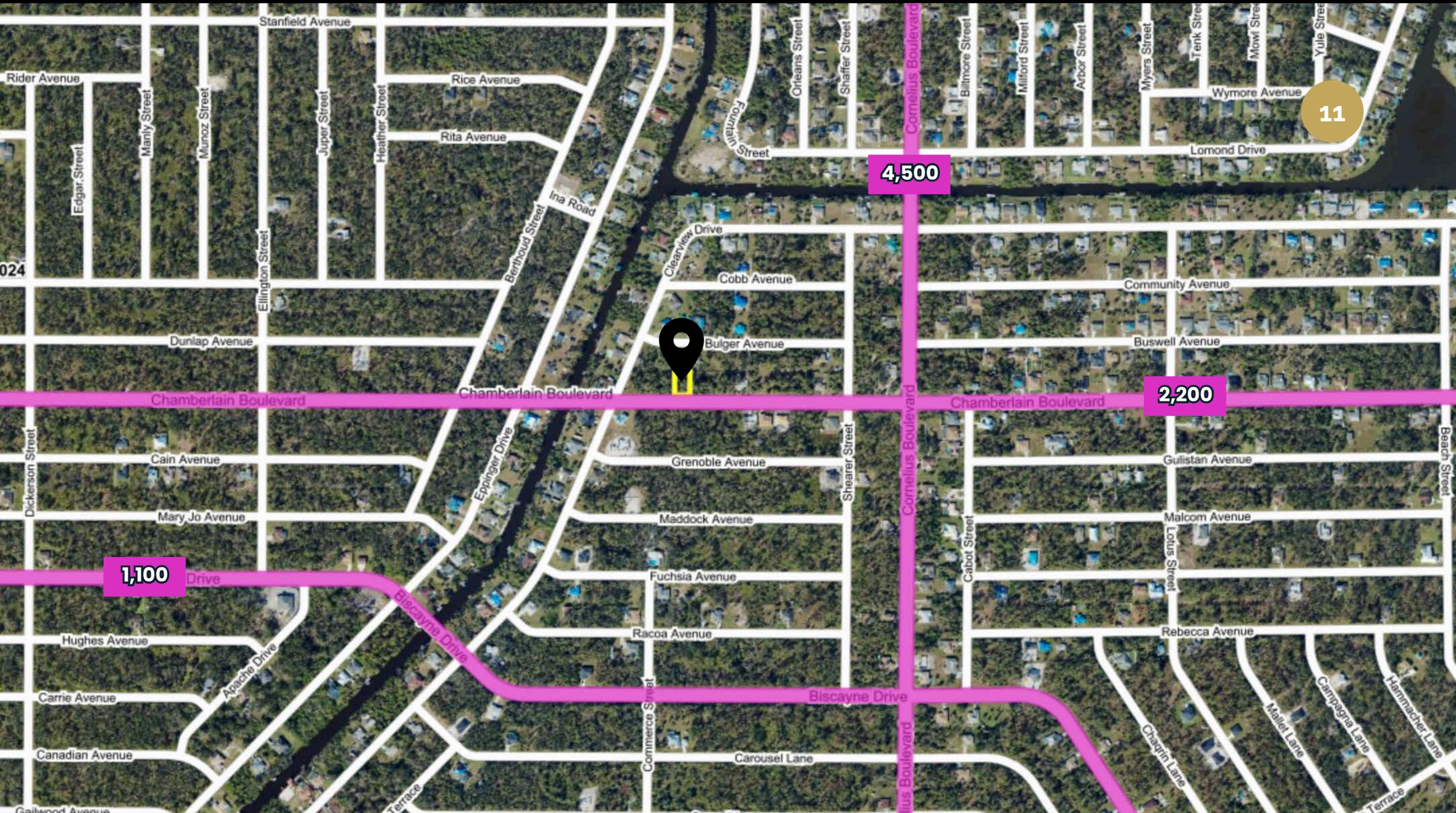


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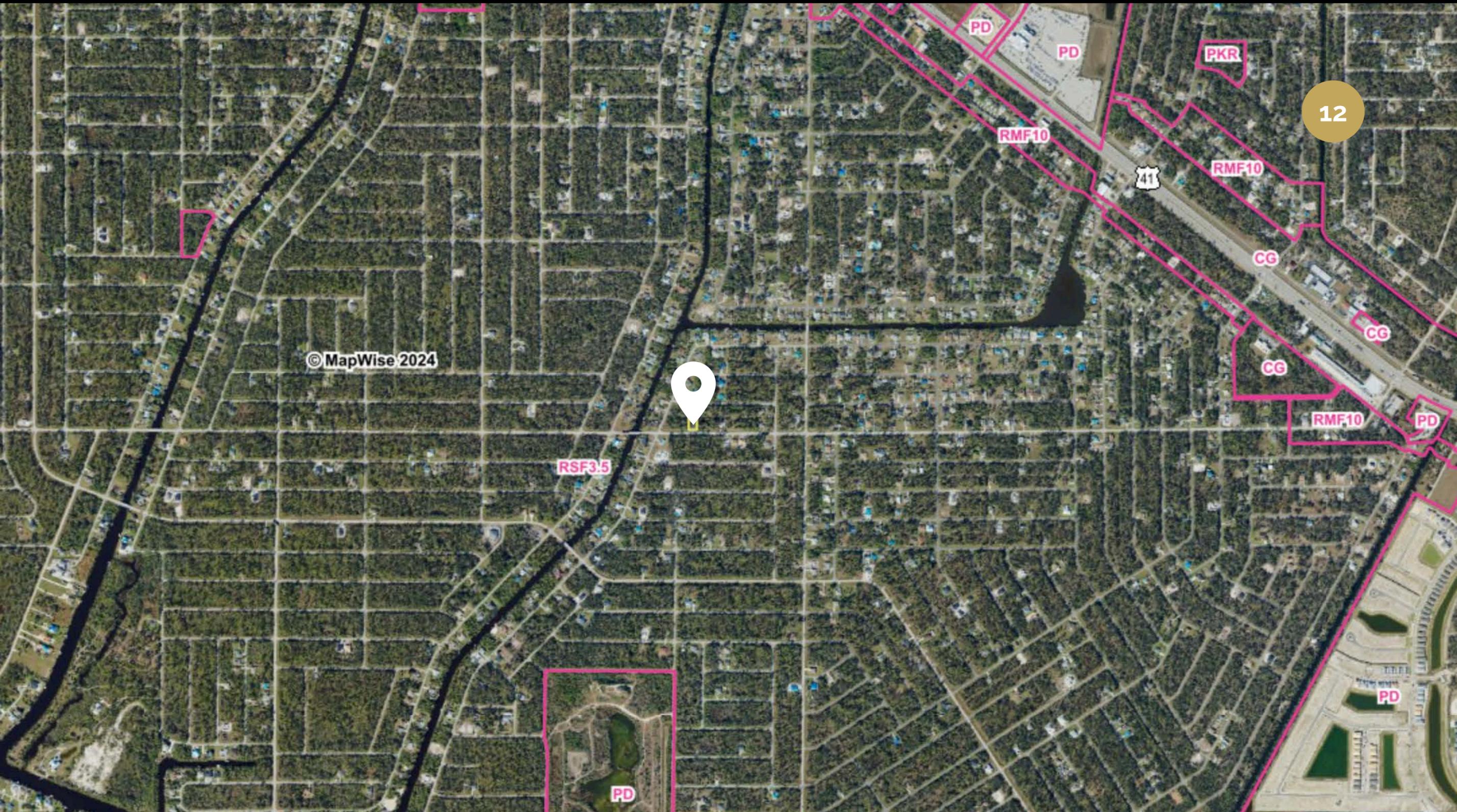
Chamberlain Blvd

Google Earth

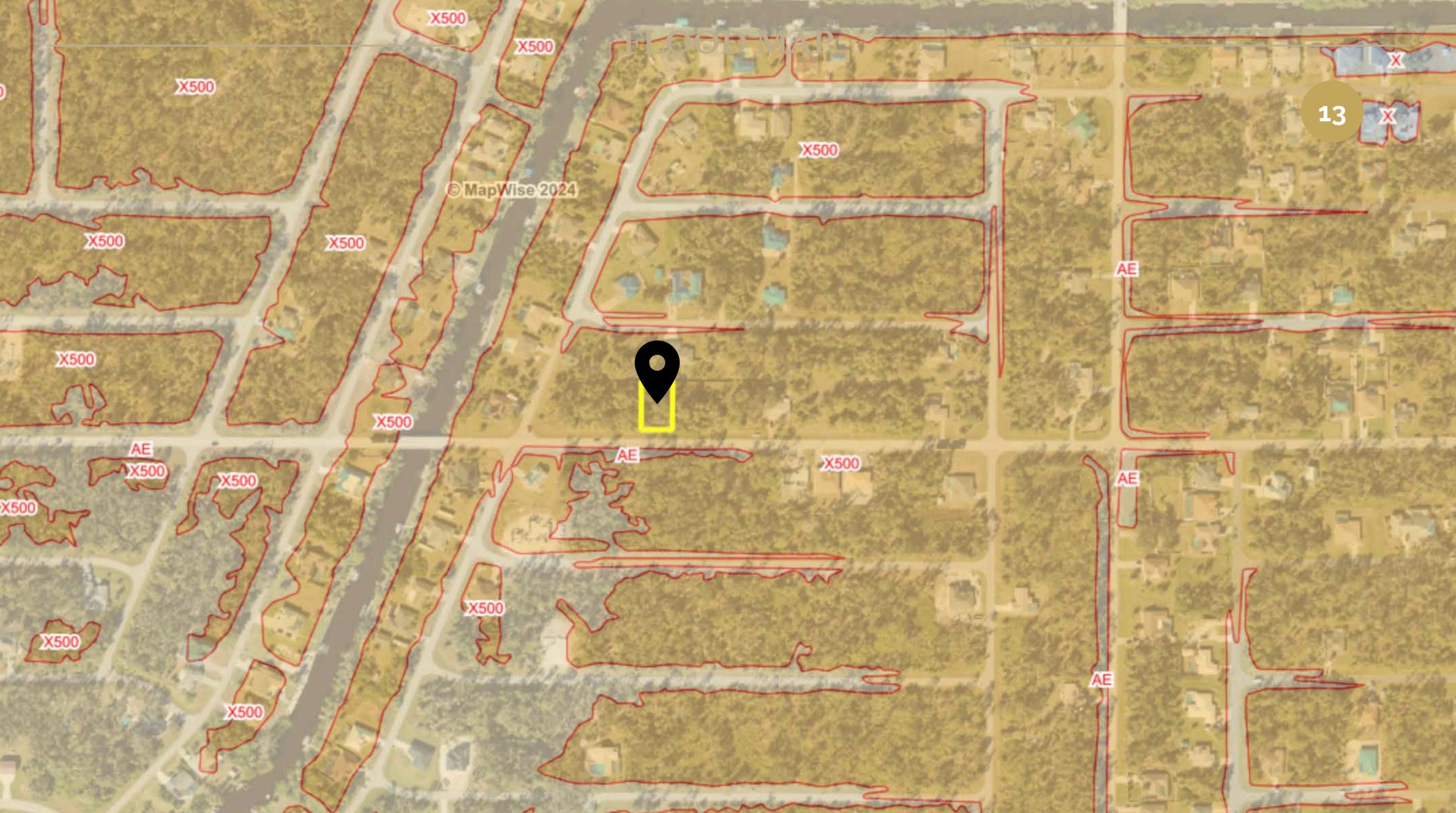
**A E R I A L   M A P**



# TRAFFIC COUNT MAP



# ZONING MAP



FLOOD MAP

FLOOD ZONING MAP



## **JESSE IALUNA**

**Senior Advisor**

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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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