

## **Cross Property 360 Property View**

# 25038 HARBORVIEW ROAD Unit #A & B, PUNTA GORDA, Florida 33980

Listing

## A4645677 25038 HARBORVIEW RD, #A & B, PUNTA GORDA, FL 33980



County: Charlotte
Ownership: Fee Simple
Annual Expenses:
Annual Net Inc: 19,200.00
Total Units: 2
Building Name/#:
Total Num Bldg:1
Property Style: Duplex
SqFt Source: Public Records

Heated Area: 2,376 SqFt / 221 SqM Total Area: 2,680 SqFt / 249 SqM SqFt Gross: 2,680 New Construction: No Flood Zone Code:AE Status: Active List Price: \$395,000 LP/SqFt: \$166.25 Year Built: 1981 Special Sale: None ADOM: 4

CDOM: 4

Proj Comp Date:

Discover this beautifully maintained 2,376 sq. ft. duplex, offering two spacious 2-bedroom, 2-bath units, each with its own private lanai—perfect for enjoying the Florida lifestyle. Both units feature tile flooring throughout, providing a sleek, easy-to-maintain aesthetic. Unit A boasts a brandnew kitchen with stone counters, giving it a modern and stylish appeal. Recent upgrades include a new roof (2022), hot water heater (2022), and an updated electric panel (2022), ensuring peace of mind for years to come. Unit B offers comfort and efficiency with a brand new A/C system, along with a new roof (2022) and an updated electric panel (2022). This property has never flooded, a rare and valuable feature. Conveniently located near the interstate, it offers easy access to nearby amenities and major roadways. With excellent income potential, this duplex is perfect for investors looking for a profitable rental property or househackers aiming to offset their mortgage by renting out one side. Don't miss out on this turnkey investment opportunity—schedule your showing today!

#### **Beds Total: 224 Baths Total: 4**

Units # Beds # Baths # of Units # Occupied \$1,600 \$1,188 \$1,900 \$1,188 \$

### Land, Site, and Tax Information

Legal Desc: DCS 000 000D 0006 DECOSTERS SUB TO HARBORVIEW BLK D S1/2 LT 6 122/310 638/425 842/664 900/229 PR2000-258

1849/965 2370/1597 2990/1262 CT3614/1647 3650/1200 3669/1780 4966/2077

Lot Size Acres: 0.41 Lot Size:

8,993 SqFt / 835 SqM

SE/TP/RG: 29-40S-23E

Subdivision #:

Tax ID: 402329104007

Taxes: \$6,276.93

CDD: No

Tax Year: 2024

Lot #: 6

Payelogment:

Plat Rook / Page: 1-2/2

Homestead: Development: Plat Book/Page: 1-24 Flood Zone Code:AE Flood Zone Date: Flood Zone Panel: Alt Key/Folio #: 402329104007

Subdivison Name: DECOSTERS
Additional Parcel:No # of Parcels: Additional Tax IDs:

Floor #: Building Elevator: Tot Acreage: 1/4 to less than 1/2 Annual CDD Fee:

Water Frontage: No
Water Access: No
Water View: No
Water Extras: No

Interior Information

A/C: Central Air

Flooring Covering: Ceramic Tile

Heated Area Source: Public

Records

Fireplace: No Fireplace Desc: Total Area: 2,680 SqFt / 249

Heat/Fuel: Central, Electric Security Feat: Heated Area: 2,376 SqFt / 221

SqM

Water: Public Sewer: Septic Tank Interior Feat: Open Floorplan, Split Bedroom

Appliances Incl: Electric Water Heater
Utilities: Cable Available, Electricity Connected

Individually Metered: Electric

Exterior Information

Pool: None Ext Construction: Block, Stucco

Garage: No Gar Spcs: Attached: Garage Dim:
Carport: No Carport Spcs: Roof: Shingle
Ext Features: Private Mailbox

Foundation: Slab Road Surface Type: Asphalt

**Green Features** 

Community Information

Master Assn/Name: No Master Assn Fee: Master Assn Ph:
Housing for Older Per: No FCHR Website: Affidavit YN: Expire Renewal Date:
Elementary School: Peace River Elementary Middle School: Port Charlotte Middle High School: Charlotte High

Realtor Information

List Agent: Wendy Dowling
List Agent ID: 274503569
List Agent E-mail: wendydowling@gmail.com
List Agent Fax:
List Agent Direct: 941-204-0497
List Agent Fax:
List Agent Cell: 941-204-0497
List Office Phone: 941-467-4673

**Owner Phone:** 

Listing Team: (TM13383189) The Dowling Group

List Office: BEYOND REALTY LLC
List Office ID: 281533815
On Market Date: 03/22/2025
Call Center #:
List Office Fax:
Call Center #:
LP/SqFt: \$166.25

Seller Representation: Transaction Broker

Owner: MELANIE SUE MILLER AND WILLIAM FRANK WENNING

Tenant: Tenant Phone: Occupant Type: Owner Expiration Date: Representation:

Listing Type: Exclusive Right To Sell Listing Service Type: Full Service Spec List Type: Exclusive Right To Sell

Realtor Info: As-Is

Showing Instructions: 24 Hour Notice, Call Listing Agent, Do Not Contact Tenants, See Remarks, Use ShowingTime Button

Showing Considerations: Day Sleeper

**Driving Directions:** I75 North L on Harborview and duplex is on the right

**Realtor Remarks:** Being sold AS IS. Please provide pre-approval or Proof of Funds with offer. Send Offers to wendy@beyondrealtyfl.com All information is deemed reliable but not guaranteed. Buyer/Buyers agent responsible to verify all information and measurements and due diligence.

**Documents and Disclosures** 

**Status of Documents and Disclosures** 

Seller Property Disclosure

Flood Disclosure

**Seller's Preferred Closing Agent** 

Closing Agent Name: Phone: Email: Fax:

Address: , Florida Closing Company Name:

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Search Criteria

Status is 'Active' List Office MUI is 549650591 Selected 1 of 23 results.