



\$ 120,000



22291 Westchester Blvd Apt 407, Port Charlotte, FL 33952

- » Beds: 2 | Baths: 2 Full
- » MLS #: D6142268
- » Condominium | 960 ft<sup>2</sup> | Lot: 1,041 ft<sup>2</sup>
- » More Info: [22291WestchesterBlvdApt407.IsForSale.com](http://22291WestchesterBlvdApt407.IsForSale.com)



**Marcia Cullinan**  
 941.662.5878  
[marciacullinan@michaelsaunders.com](mailto:marciacullinan@michaelsaunders.com)  
<http://marciacullinan.michaelsaunders.com>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office  
 684 S. Indiana Ave  
 Englewood, FL 34223  
 (941) 473-7750

Remarks

This 2-bedroom and 2-bathroom condo is ready and waiting for you; Centrally located in Port Charlotte, FL, close to downtown Punta Gorda, central Port Charlotte, I-75, shops, restaurants and medical services. The condo is super clean, spacious, and comfortable! In a building of 4 condos, this one is in the back corner of the building, overlooking mature trees, offering you great privacy. It is on the 2nd floor and provides a nice wood patio at your front door, as well as a private patio off the living room. There's also a convenient private storage closet off the back patio. The living room is spacious at 19 x 9 feet and there is a separate adjoining dining room. The primary suite has its own full bathroom and walk-in closet. Both bedrooms are nice size at 11x13 and 10x12. There is plush carpet throughout the home with luxury vinyl in the kitchen and tile in the bathrooms. You even have your own laundry room with appliances included! HOA is affordable and includes the community pool, ground maintenance, flood and exterior insurances. No pets allowed. Owners CAN rent their units for a minimum of a 1 year lease. This is an amazing opportunity for a 2-bedroom / 2-bathroom condo in this condition! MOVF-IN Ready! Schedule to see it today!!

