

Map Layout



\$ 27,500

Map Layout



13409 Gainesville Ave, Port Charlotte, FL 33981

- » MLS #: C7431070
- » Land | Lot: 10,454 ft<sup>2</sup>
- » More Info: [13409GAINESVILLEAVENUE.IsForSale.com](http://13409GAINESVILLEAVENUE.IsForSale.com)



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Remarks

Opportunity Knocks! This single-family residential lot features City Water and Sewer and is located in South Gulf Cove, a deed restricted waterfront community. This lot features a DUE SOUTH rear exposure promising you GORGEOUS SUNSET VIEWS from your future lanai! Public water and sewer are in place in South Gulf Cove making this a fantastic value. South Gulf Cove has a voluntary membership for the Home Owners' Association which gives access to South Gulf Cove park. The park features boat ramp, picnic shelter, playground and of course fishing. This property is located approximately 12 miles to Englewood beaches and is in very close proximity to renown Boca Grande on Gasparilla Island. There is also a number of golf courses nearby. A tranquil neighborhood and ideally situated near S-776 where Charlotte Sports Park is the spring training site for the Tampa Bay Rays.

