

\$350,000 - 9340 Saint Catherine Avenue, ENGLEWOOD

MLS® #D6138772

\$350,000

2 Bedroom, 2.00 Bathroom, 1,359 sqft

Residential on 0.23 Acres

PORT CHARLOTTE SEC 084,
ENGLEWOOD, FL

Charming, COMPLETELY UPDATED home with elegant features and finishes located in the desirable area of Englewood. A meticulously and lovingly cared for home that is loaded with upgrades including a NEW ROOF (2023), complete septic system (2022), new interior & exterior paint, luxury vinyl plank flooring, newly updated kitchen, baths, light fixtures, and SO much more. Approaching the home you will find tropical, manicured landscaping and stone leading you to the front door. As you step inside, A spacious "great room" greets you with 10'+ tall vaulted ceilings, a wood-burning fireplace with rustic stone, new luxury vinyl plank flooring that runs throughout most of the home, and a spacious dining area that is ideally located near the spacious kitchen. Recently upgraded with new wood cabinetry, quality stainless steel appliances, corian countertops, and a pass-through window overlooking the large pool, a dream kitchen you will fall in love with! With THREE sets of sliding glass doors in the great room you can easily extend your living space outside to the spacious covered lanai and pool area where you have your very own kitchenette featuring a sink, small refrigerator, cabinets and countertop for extra storage-- the perfect space for outdoor entertaining. If that's not enough the EXPANSIVE 45' x 28' lanai with your own oversized HEATED pool and spa, outdoor bathroom access--all of this with private backyard views, a fire pit, outdoor



shower with its own hot water heater and outdoor shed with electric--what a dream outdoor area! And there is plenty of room inside this home! With a "split" bedroom plan, the primary suite is separate with a spacious bedroom featuring the same easy to maintain luxury vinyl plank flooring, and the ensuite bathroom that has been recently updated with a new vanity, mirrors and lighting, dual sinks, a roomy walk-in closet, large shower with tiled walls, and custom built-in shelving for extra storage. On the opposite side of the home there is the second bedroom and bathroom--the bedroom is roomy with a large closet & ceiling fan, with the same beautiful, & easy to maintain, luxury vinyl plank flooring. The guest bathroom features a new vanity, faucet, lighting and a tub/shower combo with glass frosted doors. Let's not forget the laundry room with quality washer and dryer, cabinetry and access to the spacious, oversized 2 car garage. This home has so many updates, it is a must see opportunity that you don't want to miss. Enjoy the savings and peace of mind located in an "X" flood zone and no homeowners association or deed restrictions. Located just minutes from stunning beaches, golfing, shopping, restaurants and more! Make this your Florida dream home today!

Built in 1982

Essential Information

MLS® #	D6138772
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,359
Acres	0.23
Year Built	1982

Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	2,781.00
Minimum Lease	No Minimum

Community Information

Address	9340 Saint Catherine Avenue
Area	Englewood
Subdivision	PORT CHARLOTTE SEC 084
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-8411

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1

Exterior

Exterior Features	Lighting, Outdoor Shower, Rain Gutters, Sliding Doors
Lot Description	City Lot, In County, Landscaped
Roof	Shingle
Foundation	Slab

School Information

Elementary	Vineland Elementary
Middle	L.A. Ainger Middle
High	Lemon Bay High

Additional Information

Date Listed	November 5th, 2024
Days on Market	318
Zoning	RSF3.5

Listing Details

Listing Office	KELLER WILLIAMS REALTY GOLD
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