

# **\$274,900 - 10430 Chablis Avenue, ENGLEWOOD**

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MLS® #D6139466

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,598 sqft

Residential on 0.23 Acres

PORT CHARLOTTE SUB SEC 62,  
ENGLEWOOD, FL

Price drop! Don't miss an extraordinary opportunity to own this immaculate 2018 three-bedroom, two-bathroom, two car garage home in Englewood. You can see the attention to detail that went into this home from the minute you pull into the driveway. The inside of this 1598-square-foot open concept split bedroom home features many upgrades and is move-in ready! The oversized 21x16 living room features tile flooring, a vaulted ceiling, a ceiling fan, and plenty of entertaining space for your guests. The kitchen features white wood cabinets, under cabinet lighting, granite countertops, stainless steel appliances, a stainless-steel sink with a disposal, a vaulted ceiling, recessed lighting, and much more! The tiled formal dining offers plenty of space for a large table and French doors leading out to the screened lanai. The master suite features a massive walk-in closet with built-in shelving, a tiled walk-in shower, an updated vanity with granite top, modern water fixtures, and much more! On the opposite wing of this split-concept home are two bedrooms and a second bathroom for guests. The 15x11 second bedroom features a large walk-in closet, ceiling fan, and tile flooring. The second bathroom features an updated vanity with granite top, modern water fixtures, and a tiled walk-in shower. The inside utility room has built-in cabinets, a utility sink, tile flooring, Whirlpool Cabrio Washer/Dryer, and an additional closet for storage. The outside living



space is truly spectacular and features a 16x10 under-roof screened lanai, an additional 20x15 paver patio area, 10x8 shed for extra storage space, tropical landscaping, and the list goes on! The 21x20 garage features, electric garage door opener, hurricane impact garage door, and plenty of space for vehicles, paddle boards, kayaks, fishing tackle, and beach gear. Did I mention this home has a backup generator hook up and hurricane protection are the whole house? If you are looking for a move-in ready home with privacy, this is the home for you! The best part is that this property is not in a Flood zone and would not require flood insurance. Englewood East is a fantastic area with no deed restrictions, HOA restrictions, or HOA fees. The location is perfect! You will be within minutes of the Gulf of Mexico beaches, beautiful golf courses, tennis, boating, fishing, dining, shopping, and all types of outdoor activities—you name it, and it is close! Schedule a showing today because this property won't last long!

Built in 2018

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | D6139466                |
| Price          | \$274,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,598                   |
| Acres          | 0.23                    |
| Year Built     | 2018                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |
| Property Taxes | 4,571.00                |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease  | No Minimum              |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10430 Chablis Avenue      |
| Area        | Englewood                 |
| Subdivision | PORT CHARLOTTE SUB SEC 62 |
| City        | ENGLEWOOD                 |
| County      | Charlotte                 |
| State       | FL                        |
| Zip Code    | 34224-7930                |

## Amenities

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

## Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                                                                                     |
| Heating           | Central                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                    |
| # of Stories      | 1                                                                                                                                                                              |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | French Doors, Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Storage |
| Roof              | Shingle                                                                            |
| Foundation        | Slab                                                                               |

## School Information

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 9th, 2024 |
| Days on Market | 303                |
| Zoning         | RSF3.5             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | PROGRAM REALTY, LLC |
|----------------|---------------------|

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