

\$499,000 - 7510 Kenway Street, ENGLEWOOD

MLS® #D6139896

\$499,000

3 Bedroom, 2.00 Bathroom, 2,089 sqft

Residential on 0.48 Acres

PORT CHARLOTTE SEC 064,
ENGLEWOOD, FL

Imagine stepping into a home where all the big-ticket worries have already been taken care of. This stunning 3-bedroom, 2-bathroom home is situated on a sprawling half-acre double lot in a desirable X flood zone. (NO flood insurance required!) This home offers more than just beautiful living spaces; It's about peace of mind.

The homeowners invested just shy of \$100,000 in upgrades, not just for aesthetics but for long-term value and reduced future expenses. Let's be real: replacing a septic tank can easily set you back \$8000. You, however, won't have to worry because this brand-new septic system will last you for many years to come. A tankless hot water heater that provides endless hot water would set you back \$3000, but you won't have to worry about that either. And for those considering Florida's weather, a hurricane impact garage door isn't a luxury, it's a necessity – this home features, a beautiful, brand new woodgrain hurricane impact garage door.

The heart of your outdoor living is the heated saltwater pool house with a brand-new panoramic view pool cage, rated to withstand 160mph winds. This masterpiece isn't your standard pool cage; it's designed for unobstructed views and superior protection.

Beyond the major systems listed above, this



home boasts a new roof with upgraded soffits and seamless gutters, a new \$47,000 fully paid solar system (with a suitable offer) that slashes your electricity bills by \$2,400-\$4,800 annually, and luxury vinyl plank flooring throughout. It also features stainless steel appliances, shaker-style cabinets, all new lighting and ceiling fans, stylish pavers, and a freshly painted exterior.

But Wait, That's Not All. You'll also appreciate practical additions like a generator plug, which ensures you're prepared for any power outage, a shallow well (NO additional water bills) to keep your landscaping vibrant year-round, and raised garden beds perfect for growing your own herbs and vegetables.

Attention Investors!! This isn't just a home; it's a smart investment. Air DNA projects a minimum 65% occupancy rate for rentals, and with no HOA fees and unrestricted rental potential, the possibilities are endless. Located near Manasota Key and Boca Grande beaches, restaurants, shopping, and the hospital, you're truly at the center of it all.

Don't just buy a house; invest in a home where the costly upgrades are already complete, giving you more time and money to enjoy the Florida lifestyle.

Built in 1984

Essential Information

MLS® #	D6139896
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,089
Acres	0.48

Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Sold
Property Taxes	6,469.00
Minimum Lease	No Minimum

Community Information

Address	7510 Kenway Street
Area	Englewood
Subdivision	PORT CHARLOTTE SEC 064
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-8553

Amenities

Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Split Bedroom, Thermostat, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Rain Gutters, Sliding Doors
Lot Description	Corner Lot, Oversized Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	Vineland Elementary
Middle	L.A. Ainger Middle

High Lemon Bay High

Additional Information

Date Listed January 14th, 2025
Days on Market 226
Zoning RSF3.5

Listing Details

Listing Office MICHAEL SAUNDERS & COMPANY

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