

\$549,900 - 10308 Euston Avenue, ENGLEWOOD

MLS® #D6141070

\$549,900

3 Bedroom, 2.00 Bathroom, 1,998 sqft

Residential on 0.69 Acres

PORT CHARLOTTE SEC 062,
ENGLEWOOD, FL

YOU WILL NOT BE DISAPPOINTED! This 3 bedroom/2bath/2 car garage POOL HOME on 3 CANALFRONT LOTS (.69 acre) in East Englewood MUST BE on your list to see! The Newgate Waterway backs up to the Myakka State Forest, providing privacy in the rear of your property. Owners have spared no expense in updating this home! IMPACT WINDOWS (2023) offer not only peace of mind, but also a wind mitigation insurance credit! Very open floor plan is accentuated by a beautiful ceiling treatment in the main living area, tiled flooring, and all new 5 1/4" baseboard. The kitchen is so pretty you won't mind cooking, with soft close/full extend doors and drawers, built in spice racks and trash container on the cabinetry, upper level granite countertops, crown moulding to set off the cabinetry, and double paddle ceiling fan. Appliances include: GE cooktop, Whirlpool dishwasher and French door refrigerator, and built in Kitchen Aide convection/microwave oven, plus built in Kitchen Aide convection oven. The primary bedroom suite is the perfect place to relax, with carpeted flooring, 2' bumpout creating extra floor space, ceiling fan, two walk in closets, and sliding glass doors to the lanai. The primary bathroom has just been completed, with a new double basin vanity with quartz countertop, new mirror, new recessed lighting, shower w/new door, garden tub, linen closet and tiled flooring. The family room (currently used as an office) can adapt to



several uses and has tiled flooring, cathedral ceiling and ceiling fan. Both guest bedrooms are so comfortable your company will want to stay a little longer, with carpeted flooring, ceiling fans, and walk in closets. The adjacent guest bath has an updated vanity w/granite countertop, shower, new toilet, and skylight - its so bright you'll think you left the light on! House has been replumbed overhead so no worries with copper pipes leaking under the slab! The laundry room has enough shelf storage you can really stock up on your supplies plus has a GE front load washer and Samsung dryer and tiled flooring. Two car garage has pull down stairs for access to attic, and automatic garage door opener. The beautiful PEBBLETEC SALTWATER HEATED pool was just added in 2018, and the full panoramic screen takes full advantage of the VIEW, looking across the canal and into the Myakka Forest State Park. Sprinkler system on well encompasses all 3 lots. Roofs on both the house and the detached garage were replaced in 2022, new attic insulation, Water heater was replaced in 2022, and AC in 2015. SEPTIC SYSTEM JUST PASSED INSPECTION AND WAS PUMPED. WDO INSPECTION JUST COMPLETED ALSO! The detached garage is also CBS construction, has an automatic garage door opener and the 6" concrete pad next to it is perfect for parking your motor home, along with the 50 amp electric service. Located in an "X" flood zone so your lender will NOT REQUIRE FLOOD INSURANCE! This is a great location, just minutes to several area beaches, great one of a kind restaurants, numerous golf courses, shopping, downtown Farmer's Market, and SO MUCH MORE! The Myakka State Forest contains over 40 miles of trails that are open to hiking, trail biking and equestrian activities! Call today to see this lovely home!

Built in 1992

Essential Information

MLS® #	D6141070
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,998
Acres	0.69
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	5,676.00
Minimum Lease	No Minimum

Community Information

Address	10308 Euston Avenue
Area	Englewood
Subdivision	PORT CHARLOTTE SEC 062
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-9402

Amenities

Parking	Garage Door Opener
# of Garages	2
View	Park/Greenbelt, Water
Is Waterfront	Yes
Waterfront	Canal - Freshwater
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Electric Water Heater, Microwave, Refrigerator

Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Sidewalk
Lot Description	Cleared, In County, Landscaped, Level, Oversized Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	Myakka River Elementary
Middle	L.A. Ainger Middle
High	Lemon Bay High

Additional Information

Date Listed	March 14th, 2025
Days on Market	192
Zoning	RSF3.5

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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Listing information last updated on October 28th, 2025 at 3:39am EDT