

\$245,000 - 10116 Melanie Avenue, ENGLEWOOD

MLS® #D6142520

\$245,000

3 Bedroom, 2.00 Bathroom, 1,384 sqft

Residential on 0.23 Acres

PORT CHARLOTTE SEC 064,
ENGLEWOOD, FL

Impeccably maintained home with only ONE OWNER, nestled in Englewood with NO HOA fees, NO DEED RESTRICTIONS & located in an "X" flood zone". This home is move-in ready with lots up recent upgrades including: ROOF, WHOLE HOUSE GUTTERS & DOWNSPOUTS (2022), BLOWN-IN INSULATION (2023), NEW HVAC (2025), HURRICANE IMPACT WINDOWS (2016), HOME WAS RE-PIPPED (2015), HURRICANE IMPACT OVERHEAD GARAGE DOOR (2014), & LUXURY VINYL FLOORING INSTALLED (2024). The freshly painted exterior & simplistic landscaping welcome you up to the front entry. Stepping inside you will find a neutral color scheme accented with 11' vaulted ceilings, LVP flooring that continues throughout the living areas, elegant plantation shutters throughout, & a large living room that will easily accommodate your friends and family. The dining area is conveniently located next to the galley style kitchen that features white cabinets and appliances, a closet pantry, and a window overlooking your spacious backyard. Expand your living area outdoors to your own (20' x 11') covered lanai with a screen enclosure where you can sip your morning coffee and watch the Florida sunsets. The backyard has ample space for fun activities, a place to park your boat, or have a shed...the opportunities are endless!

There is plenty of room inside with a split



bedroom floor plan offering privacy for all, the primary suite is separate with a sizable bedroom, walk-in closet, access to the lanai, and the ensuite bath has a shower with tiled walls, a linen closet for extra storage space, and a frosted glass window ensuring both privacy and natural light. The two guest bedrooms and bath are on the opposite side of the house--both bedrooms are sizable with roomy closets, plantation shutters and carpeting. They share a bathroom that has a shower/tub combination with tiled walls, a vanity with ample cabinet & drawer space, and there's a storage closet just around the corner in the hallway. Let's not forget about the large laundry room with utility sink and the 2 car garage--everything you could want, and more! Located just minutes away from amazing Florida beaches, golf courses, walking-trails, restaurants, shopping and so much more. This home has so much to offer-- don't wait, make this slice of paradise yours before it's gone.

Built in 1989

Essential Information

MLS® #	D6142520
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,384
Acres	0.23
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	1,423.00
Minimum Lease	No Minimum

Community Information

Address	10116 Melanie Avenue
Area	Englewood
Subdivision	PORT CHARLOTTE SEC 064
City	ENGLEWOOD
County	Charlotte
State	FL
Zip Code	34224-8269

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Cathedral Ceiling(s), High Ceilings, Living Room/Dining Room Combo, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

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

School Information

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

Additional Information

Date Listed	June 2nd, 2025
Days on Market	77
Zoning	RSF3.5

Listing Details

Listing Office	KELLER WILLIAMS ISLAND LIFE REAL ESTATE
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