

# **\$405,000 - 10193 & 10195 Burlington Avenue, ENGLEWOOD**

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MLS® #TB8352954

**\$405,000**

4 Bedroom, 4.00 Bathroom, 2,096 sqft  
Residential Income on 0.23 Acres

PORT CHARLOTTE SEC 064,  
ENGLEWOOD, FL

Experience modern luxury in this newly built (2023) duplex, featuring two stunning 2-bedroom, 2-bathroom units. Designed for comfort and style, each unit boasts an open floor plan with elegant luxury vinyl plank flooring throughout.

The gourmet kitchen is a chef's dream, complete with sleek stainless steel appliances, granite countertops, and ample cabinet space—perfect for effortless meal preparation. A breakfast bar seamlessly connects the kitchen to the family room, making it ideal for entertaining or relaxing with loved ones.

Retreat to the spacious bedrooms, including a luxurious primary suite with a private bathroom and a walk-in shower for ultimate comfort.

Nestled in a peaceful neighborhood, this property offers a serene escape while keeping you close to Southwest Florida's best attractions. Enjoy easy access to pristine beaches, waterways, premier golf courses, shopping, and dining. Plus, nearby public parks feature biking and walking trails, picnic areas, and boat ramps, providing seamless access to the Peace and Myakka Rivers, Charlotte Harbor, and the Gulf of Mexico. Both sides are currently generating income



and are leased.

Don't miss this incredible opportunity to live in style and comfort—schedule a tour today and make this modern retreat your own!

Built in 2023

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | TB8352954          |
| Price          | \$405,000          |
| Bedrooms       | 4                  |
| Bathrooms      | 4.00               |
| Square Footage | 2,096              |
| Acres          | 0.23               |
| Year Built     | 2023               |
| Type           | Residential Income |
| Sub-Type       | Duplex             |
| Status         | Sold               |
| Property Taxes | 7,640.00           |
| Minimum Lease  | No Minimum         |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 10193 & 10195 Burlington Avenue |
| Area        | Englewood                       |
| Subdivision | PORT CHARLOTTE SEC 064          |
| City        | ENGLEWOOD                       |
| County      | Charlotte                       |
| State       | FL                              |
| Zip Code    | 34224-9281                      |

**Amenities**

|         |          |
|---------|----------|
| Parking | Driveway |
|---------|----------|

**Interior**

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Range, Refrigerator                                                                                                                                                                        |

|         |                   |
|---------|-------------------|
| Heating | Central, Electric |
| Cooling | Central Air       |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Mailbox, Rain Gutters |
| Lot Description   | Level                         |
| Roof              | Shingle                       |
| Foundation        | Slab                          |

## School Information

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 207                 |
| Zoning         | RMF10               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | REDFIN CORPORATION |
|----------------|--------------------|

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