

\$418,000 - 171 North Waterway Drive Nw, PORT CHARLOTTE

MLS® #C7514510

\$418,000

3 Bedroom, 3.00 Bathroom, 1,749 sqft
Residential on 0.41 Acres

PORT CHARLOTTE SEC 005, PORT CHARLOTTE, FL

NO HOA, NO CDD, RENOVATED HOME LOCATED ON THE SANTA BARBARA WATERWAY, with a 10-minute boat ride at wake speed to Charlotte Harbor. 3 Bedrooms/3 Baths situated on a 0.41-acre lot offers an expansive 80-foot seawall, breathtaking Sunset views, perfect for larger boats and fishing enthusiasts. Whether you are looking for your "Forever Home" or a high-performing vacation rental property with your own waterfront sanctuary, this front waterway gem offers both. Unlock the perfect blend of lifestyle and income with this exceptional waterfront investment opportunity. Step inside to discover a thoughtfully updated Florida ranch, featuring a spacious 1,749 sq. ft. complemented by nearly 600 sq. ft. of outdoor living space perfectly suited for entertaining. Designed with an open floor plan the home showcases new engineered hardwood throughout the entire home, 16" tile in the enclosed Lanai features Bali electric screens, granite windowsills, 3.5" baseboards, and updated lighting and ceiling fans throughout. The kitchen has been fully transformed with brand-new wood cabinetry, granite countertops with a breakfast bar, glass tile backsplash, Stainless-Steel Frigidaire appliance package, built-in pantry for added storage. Additional upgrades include hurricane panels for your peace of mind; Kitchen has a



reverse osmosis water system for everyday convenience. To make your move even easier the home is offered partially furnished, allowing you to move in and immediately begin enjoying the Florida lifestyle. The Master suite boasts a walk-in closet, pocket slider access to the Florida room, and an ensuite bath with a step-in shower. Two additional bedrooms one as a spacious guest room and the other as a potential in-law suite with private exterior access to the backyard and pool area. A nearby third full bathroom and walk-in closet make this arrangement ideal for multigenerational living. Both guest baths feature new fixtures, tubs, and beautiful custom tile work. Designed for both relaxation and entertainment in mind, the expansive living area spans over 32 linear feet and opens seamlessly to the Florida room through three sets of pocket sliders. Outside, enjoy a saltwater pool with child safety fence, freshly painted concrete deck, and new lanai screening, perfect for year-round gatherings. A private 8'x12' wooden dock awaits fishing, boating, kayaking or simply enjoy life on the water. The entire backyard is fenced in for your privacy with a wrought iron fencing adjacent to the water for peace of mind. This home is as practical as it is beautiful, with a New Roof/AC (2021), hot water heater (2022), updated electrical and plumbing fixtures, with blown-in insulation for added energy efficiency. Location is second to none"just minutes from Port Charlotte's Premier shopping and dining, medical facilities, golf courses, Punta Gorda Airport, Fisherman's Village, and the new Sunseeker Resort, offering world-class dining and entertainment. Southwest Florida's pristine beaches are only a short drive. Schedule your private showing today and seize this incredible opportunity to own a property that delivers both lifestyle, leisure and investment potential. It is time to experience

the waterfront lifestyle you have always truly deserved.

Built in 1961

Essential Information

MLS® #	C7514510
Price	\$418,000
Sold Price	\$395,000
Date Sold	October 24th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,749
Acres	0.41
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	171 North Waterway Drive Nw
Area	Port Charlotte
Subdivision	PORT CHARLOTTE SEC 005
City	PORT CHARLOTTE
County	Charlotte
State	FL
Zip Code	33952

Amenities

# of Garages	1
View	Pool, Trees/Woods
Is Waterfront	Yes
Waterfront	Brackish Water, Canal - Brackish
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fans(s), Living Room/Dining Room Combo,
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	Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1
Furnished	Partially

Exterior

Exterior Features	Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors
Lot Description	Landscaped, Level, Oversized Lot, Paved
Roof	Membrane, Shingle
Foundation	Slab

School Information

Elementary	Peace River Elementary
Middle	Murdock Middle
High	Port Charlotte High

Additional Information

Date Listed	September 8th, 2025
Days on Market	19
Zoning	RSF3.5

Listing Details

Listing Office	BERKSHIRE HATHAWAY HOMESERVICES FLORIDA REALTY
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