



\$ 35,000



14351 Sanilac Ave, Port Charlotte, FL 33981

- » MLS #: A4604888
- » Land | Lot: 13,068 ft<sup>2</sup>
- » More Info: [14351SanilacAve.IsForSale.com](http://14351SanilacAve.IsForSale.com)



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#### Remarks

Under contract-accepting backup offers. OVERSIZED CORNER LOT IN THE BOATING AND FISHING COMMUNITY OF SOUTH GULF COVE. SOUTH GULF COVE LOTS ARE HIGHLY DESIRABLE BECAUSE ALL RESIDENTS HAVE ACCESS TO THE WATERWAYS AND THE GULF OF MEXICO. SOUTH GULF COVE IS ALSO HAS A VOLUNTARY HOA, COMMUNITY PARKS AND PUBLIC WATER AND SEWER UTILITIES. ALTHOUGH SOUTH GULF COVE HAS DEED RESTRICTIONS, PROPERTY OWNERS MAY PARK RVs AND BOATS ON THEIR PROPERTY. ALSO, SOUTH GULF COVE HAS OVER 55 MILES OF NAVIGABLE CANALS ALL PROTECTED BY A LOCK SYSTEM SO TIDAL ACTIVITY IS MINIMAL. CLOSE TO BEAUTIFUL BEACHES, SHOPPING, RESTAURANTS, CHAMPIONSHIP GOLF COURSES, SEVERAL HOSPITALS, SCHOOLS, AIRPORTS, I-75, BOCA GRANDE AND TAMPA BAY RAYS SPRING BASEBALL TRAINING STADIUM. THIS HOME SITE IS READY FOR YOUR DREAM HOME.

