



\$ 489,000



17147 and 17149 Carleen Ave, Port Charlotte, FL 33948

- » MLS #: D6145768
- » Multi-Family | 1,198 ft² | Lot: 10,019 ft²
- » More Info: 17147and17149CarleenAve.lsForSale.com



Amy Gonzales

360.431.6910

amygonzales@michaelsaunders.com
<http://AmyGonzales.michaelsaunders.com>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office
684 S. Indiana Ave
Englewood, FL 34223
(941) 473-7750

Remarks

One or more photo(s) has been virtually staged. Under Construction. Built in 2026, this modern duplex offers a strong investment opportunity with excellent rental appeal and durable construction. The property features two well-designed units, each offering 3 BEDROOMS, 2 BATHROOMS & a PRIVATE GARAGE - a highly desirable combination for today's tenants. Each unit features a LIGHT & BRIGHT open layout with modern kitchens showcasing QUARTZ COUNTERTOPS, clean-lined cabinetry, stainless steel appliances, and wood-look flooring throughout the main living areas. The same QUARTZ SURFACES continue into the bathrooms, paired with contemporary vanities, undermount sinks, and updated fixtures. The MAIN BATH includes a WALK-IN SHOWER, while the GUEST BATH offers a TUB - ideal for families and long-term renters. A major highlight is the SEPARATE GARAGES FOR EACH UNIT, providing secure parking, extra storage, and everyday convenience - an increasingly rare feature in duplex properties. IMPACT WINDOWS deliver added storm protection, energy efficiency, and peace of mind. Additional features include LOW-MAINTENANCE LANDSCAPING, a septic system, and NO HOA or CDD FEES, allowing maximum flexibility for owners and tenants. Located close to BEACHES.