

# Summer Adventures Await in Charlotte County, FL on a Treed 0.17-Acre property! \$295/mo.



**0.17 Acres**

**\$18,995**

**Charlotte County, Florida**

[www.landresellers.com/properties/954366c2df8](http://www.landresellers.com/properties/954366c2df8)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Florida

**County:** Charlotte County

**City:** Punta Gorda

**Zip:** 33955

**Price:** \$18,995

**Total Acreage:** 0.17

**Property ID:** 422310204007

**Property Address:** 27319 Pasadena Dr, Punta Gorda, FL 33955, Punta Gorda, FL, 33955

**APN:** 422310204007

**GPS:** 26.84267, -81.99547

**Roads:** Paved Road (maintained)

**Power:** Power is available along the property lines.

**Time Limit to Build:** 6 months but it can be renewed

**Taxes:** \$17

Claim the privacy of a peaceful, safe, developing environment, that is close to Florida's best offerings!

Yup, summer is coming, and I know it will be warm, so imagine taking a 27-minute drive to Sun Splash Family Waterpark where you can unleash the kids so they can enjoy the multiple pools, slides, meals, etc. that this family-friendly zone has to offer. Not a pool fan, then enjoy a multitude of beaches that are all within a 35-minute drive from this lot. Beaches like the 4.4 Star rated Port Charlotte Beach Park, Lighthouse Beach Park, and Blind Pass Beach amongst many more are all close to your property.

But that's not all.

If you're a science buff like myself, your inner scientist will be pleased to know that the IMAG History and Science Center is just 27 minutes south of your new home. What's this you may ask? According to Google, "IMAG History & Science Center is a hands-on science and aquarium museum in Fort Myers, Florida. Exhibits include dinosaurs and fossils, Calusa culture, live native and non-native small animals, aquariums and touch tanks, and interactive displays about the science and scientific topics including weather and nanotechnology." I promise this place will not disappoint.

All this and more can be done within 1 hour and 10 minutes drive from your new home, mansion, cabin, etc. To make this deal even better, this lot is 0.17 acres, and it has power available along the property lines and great paved road access.

Be close enough to experience everything but far enough to avoid the annoyance of city life and crammed highways. Own your piece of paradise in the sunshine state!

Call or message me now for more information!

### Property Information:

APN: 422310204007

Address: 27319 Pasadena Dr, Punta Gorda, FL 33955

Legal Description: TROP G A UN 9 BLK184 LT 7 261/334 955/786 965/441 AFF2347/514-ERW 2511/374 2620/1988 2644/1136 3379/425 TD4912/1382

Size (acres): 0.17

Terrain: Flat and Treed

Access: Paved Road (maintained)

Zoning: Residential, Two Family

Utilities: Power is available along the property lines.

Conveyance: Warranty Deed

Yearly Taxes: \$17.00

Center GPS Coordinates: 26°50'33.55"N, 81°59'43.70"W

Google direction is here.

GPS Coordinates (4 corners):

26°50'34.21"N, 81°59'44.01"W (nw)

26°50'34.16"N, 81°59'43.38"W (ne)

26°50'33.01"N, 81°59'43.42"W (se)

26°50'33.03"N, 81°59'44.09"W (sw)

### **Financing Information**

Price: \$19,995 **\*CONTACT US FOR CASH DISCOUNT\***

Down Payment: \$250 (Plus a \$250 non-refundable document fee)

Monthly Payment: \$295 (Plus \$17 pro-rated taxes and \$10 note servicing fee \$322/mo. total)

Payment Terms: 84 months – ABSOLUTELY NO PRE-PAYMENT PENALTIES

Interest Rate: 0%

## Seller Information



JAME Properties  
10810 N Tatum Blvd  
STE 102-857  
Phoenix, AZ 85028

(850) 374-5362  
sales@jameproperties.com

JAME Properties is a small family owned land investing company who specializes in purchasing and selling vacant land at affordable prices. Vacant land can be used to live on, for recreational purchases, or to invest and create wealth for the future! We truly believe that Real Estate is a great asset...