

191 Allworthy St
Port Charlotte, FL 33954



COLDWELL BANKER
SUNSTAR REALTY

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MLS# C7519043



\$349,900

4 Bedrooms | 2 Bathrooms | 2,221 Sqft

MOTIVATED SELLERS WHO ARE OFFERING A CREDIT, AT CLOSING, FOR FLOORING! Located in the highly desirable SECTION 15 of Port Charlotte, this 2006 custom built, 4 bedroom, 2 bath home has over 2,200 square feet of living space. It has PUBLIC WATER AND SEWER, NO HOA FEES AND NO FLOOD INSURANCE REQUIRED. The open floor plan design has vaulted ceilings throughout the main living area, including the kitchen. The kitchen, open to the 24 x 13 family room, has been updated with an abundance of beautiful maple cabinetry, glass tiled backsplash and features stainless appliances plus a 13 foot breakfast bar and a pantry. The family room features a 8 foot niche, ready for your large screen TV. The large ensuite primary bedroom features a large walk in closet and and a large bath with double vanity, tiled, glass enclosed shower plus a large garden tub. The second bath has Jack 'n Jill access for your guests affording privacy for everyone. Enjoy relaxing on the 28 foot front porch or the large screened lanai in back, accessed by sliders from the family room overlooking the partially fenced backyard with stately oak and palm trees. Additional updates include a radiant barrier OSB attic sheathing which significantly provides energy efficiency, NEW ROOF (2023), HVAC System (2022), whole house surge protector, and seamless



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