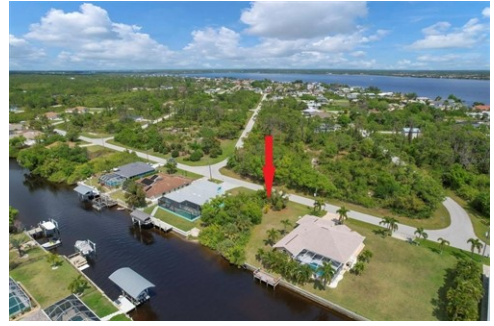




\$ 174,900



3511 Montgomery Dr, Port Charlotte, FL 33981

- » MLS #: D6135556
- » Land | Lot: 10,000 ft<sup>2</sup>
- » More Info: [3511MontgomeryDr.IsForSale.com](http://3511MontgomeryDr.IsForSale.com)



**Marcia Cullinan**  
 941.662.5878  
[marciacullinan@michaelsaunders.com](mailto:marciacullinan@michaelsaunders.com)  
<http://marciacullinan.michaelsaunders.com>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office  
 1200 S McCall Rd  
 Englewood, FL 34223  
 (941) 473-7750

Remarks

**BUILDABLE GULF ACCESS LOT!** Waterfront lot in GULF COVE, just 7 parcels from the tidal Myakka River, providing direct access to the Charlotte Harbor and Gulf of Mexico. Prime fishing and boating location. The lot has 80 foot of water frontage, plenty for your dock and boat. And the canal is nice and wide at 100 ft. The neighborhood is popular for boating enthusiasts and great for bicycling and walking. Membership to the voluntary property owner's association group allows you access to the private community boat launch; although most people on the water keep their boat snug on the lift in their own back yard. This lot is partially cleared, no seawall, on a great street in a great neighborhood; peaceful yet close to everything you need. Come take a look and see why everyone is so happy, surrounded by sunshine, water and sea breezes.

