



**\$529,900**

## **9301 AGATE STREET, PORT CHARLOTTE, FL, US, 33981**

<https://livefabuloso.com>

A rare duplex opportunity in the sought-after South Gulf Cove community! This income-generating property offers two spacious units with a [...]

- 12 beds
- Residential Income
- Duplex
- Active
- 3334 sq ft



### **Basics**

**Status:** Active

**Date added:** Added 9 months ago

**MlsStatus:** Active

### **Interior**



**Bedrooms:** 12 beds

**Cooling:** Central Air

**Area:** 3334 sq ft

**FireplaceYN:** false

**Furnished:** Unfurnished

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Interior Features:** Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Thermostat, Walk-In Closet(s)

**Pets Allowed:** Cats OK, Dogs OK

## Exterior & Property Details

**ParkingFeatures:** Assigned, Covered, Driveway, Guest, Open, Parking Pad

**Garage Spaces:** 1

**AccessibilityFeatures:** Central Living Area

**PoolPrivateYN:** false

**Lot Size (Acres):** 0.23 acres

**Lot Features:** Conservation Area, Level, Oversized Lot

**Flood Zone Code:** x

**Has Garage:** true

**Exterior Features:** Private Mailbox

**Has Pool:** false

**Has Waterfront:** false

**Lot Size (SqFt):** 10131

**Zoning:** RMF10

## Construction

**Type:** Residential Income

**Year built:** 2022

**ExteriorConstruction:** Block

**Property Condition:** Completed

**Category:** Duplex

**Foundation:** Slab

**Roof:** Shingle

**NewConstructionYN:** false

## Utilities & Green Energy



**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

**WaterSource:** Public

**Sewer:** Public Sewer

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## Community & HOA

**Community:** PORT CHARLOTTE SEC 078

**AssociationYN:** false

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## Nearby School

**Elementary School:** Myakka River Elementary

**High School:** Lemon Bay High

**Middle Or Junior School:** L.A. Ainger Middle

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## Financial & Listing Details

**List Office Name:** CHARLES RUTENBERG REALTY ORLANDO

**STELLAR\_CalculatedListPriceByCalculatedSqFt:** 193.39

**TaxAnnualAmount:** 7711.42

**OnMarketDate:** 2025-03-26

