

**Don Wenner**  
**DLP REALTY**  
[leads@dlprealty.com](mailto:leads@dlprealty.com)  
 Ph: 800-350-8061

**Cross Property 360 Property View**

**6344 MUNSING AVENUE, NORTH PORT, Florida 34291**

Listing

**T3373561 6344 MUNSING AVE, NORTH PORT, FL 34291**



**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 14  
**Style:** Residential  
**On Market Date:** 05/16/2022  
**Total Acreage:** 0 to less than 1/4  
**Price Per Acre:** \$230,435.00  
**For Lease:** No  
**Flood Zone Code:** X

**Status:** Active  
**List Price:** \$53,000  
**Special Sale:** None  
**ADOM:** 147  
**CDOM:** 147  
**Pets:**

Wooded, vacant lot in the established neighborhood of Port Charlotte. Centrally located near shopping and easy access to I-75.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 32 BLK 641 14TH ADD TO PORT CHARLOTTE  
**SE/TP/RG:** 17-39S-21E  
**Subdivision #:**  
**Tax ID:** [0970064132](#)  
**Taxes:** \$395  
**Homestead:**  
**AG Exemption YN:**  
**Add Parcel:** No  
**Ownership:** Fee Simple  
**Book/Page:** 13-13  
**Lot Dimensions:** 80 x 125  
**Water Frontage:** No  
**Utilities:** Other  
**Water:** None  
**Sewer:** None  
**Horse Amenities:**

**Zoning:** RSF2  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2021  
**Annual CDD Fee:**  
**Additional Tax IDs:**  
**Complex/Comm Name:**  
**Land Lease Fee:**  
**Lot Size Acres:** 0.23  
**Waterfront Ft:** 0

**Block/Parcel:** 641  
**Front Footage:** 80  
**Front Exposure:**  
**Lot #:** 32  
**Other Exemptions:**  
**Lot Size:** 10,000 SqFt / 929 SqM

**Road Surface Type:** Paved

**Community Information**

**HOA / Comm Assn:** No      **HOA Fee:**      **HOA Pmt Sched:**      **Mo Maint\$(add HOA):**

**Realtor Information**

**List Agent:** [Don Wenner](#)  
**E-mail:** [leads@dlprealty.com](mailto:leads@dlprealty.com)

**List Agent ID:** 732009585  
**List Agent Fax:** 866-502-5989

**List Agent Direct:** 800-350-8061  
**List Agent Cell:** 484-542-2868  
**Office ID:** 778564  
**Office Phone:** 800-350-8061  
**Expiration Date:** 05/12/2023  
**Listing Type:** Exclusive Right To Sell  
**Bonus Exp Date:**  
**Trans Broker:** 2%

**Office:** DLP REALTY  
**Original Price:** \$60,000  
**Previous Price:** \$54,880  
**Owner:** DLP BRITE HOMES LLC  
**Listing Service Type:** Full Service  
**Single Agent:** 2%  
**Dual Variable Compensation YN:** No

**Office Fax:** 866-502-5989  
**Price Change:** 10/10/2022  
**Owner Phone:**  
**Bonus:**  
**Non-Rep:** 0%

**Realtor Info:** As-Is, List Agent is Owner  
**Showing Instructions:** Go Direct, No Sign

**Driving Directions:** From I75, S on Ponce De Leon Blvd, L on Skyview Dr, R on Florida Terr, R on Munsing Ave; lot on left 3/4ths down Munsing  
**Realtor Remarks:** List Agent is Owner. Owner is a licensed FL RE Broker operating during business hours; excludes weekends and holidays. Proof of funds required. Seller has not personally viewed lot and does not warrant condition. Information on listing is deemed reliable but should be independently verified. eMail all offers and showing requests with POF to Jeanne Fish at [jfish@dlpre.com](mailto:jfish@dlpre.com).

**Seller's Preferred Closing Agent**

**Closing Agent Name:**  
**Email:**  
**Address:** , Florida  
**Closing Company Name:**

**Phone:**  
**Fax:**

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.