



13367 Tolman Ave, Port Charlotte, FL 33953

- » Beds: 4 | Baths: 3 Full
- » MLS #: D6137874
- » Single Family | 2,780 ft² | Lot: 10,000 ft²
- » More Info: 13367TolmanAve.IsForSale.com



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Remarks

Stunning, Hurricane-Resilient 4-Bedroom Waterfront Home with Assumable Mortgage This exceptional 4-bedroom, 3-bathroom home has withstood both Hurricane Helene and Hurricane Milton without a scratch! Lovingly maintained and recently cleaned post-storm, it's now back on the market, ready for you to make it yours. Featuring 2,730 square feet of luxury, the home boasts 80 feet of waterfront with easy access to the Gulf of Mexico. Built in 2007, it includes a custom saltwater PebbleTec pool, built after 2016, and an inviting outdoor living area. Flood-free during Hurricane Ian, it comes with transferrable flood insurance. The home's interior showcases elegant travertine flooring, a spacious kitchen with granite countertops, two master suites with ensuite bathrooms, and split water-view living areas. Recent updates include a new roof, seawall, and accordion hurricane shutters for quick storm preparation. The property also offers a private well with a whole-house RO Rainsoft system for pristine water, and ample storage, including a spacious garage attic. Located between North Port and Englewood, you'll enjoy proximity to shopping, dining, and beaches. Don't miss this rare opportunity to own a hurricane-resilient waterfront retreat!

