

RESIDENTIAL

12215 Cassino AVE

12215 Cassino Avenue, Port Charlotte, Florida, 33953, United States

Property Details

Type	**Residential**
MLS #	**2025022234**
View	**Landscaped**
Lot size	**0.25 acres**
Neighborhood	**OA01 - Out of Area**
Subdivision	**PORT CHARLOTTE**

Description

Prime Opportunity in Port Charlotte! NO HOA, no deed restrictions, and no CDDs—giving you complete flexibility for your future build or investment strategy. Per the county website (11/01/24), this lot does not fall within a scrub jay mitigation zone; buyers should reconfirm during due diligence. This Residential Single-Family zoned lot offers nearly ¼ acre in one of Southwest Florida’s fastest-growing areas. Enjoy the perfect balance of privacy and convenience, with shopping, dining, banking, and everyday amenities just minutes away. New construction is rising in every direction—position yourself in the path of growth before prices climb even higher. Whether you're planning your dream Florida home, expanding your investment portfolio, or looking for a strong asset for a self-directed IRA or 401(k), this property checks all the boxes. Builder recommendations are available upon request. And here’s the bonus—you're only 16 miles from the world-famous Englewood Beach, where white sand, turquoise waters, and unforgettable sunsets await. Secure your piece of Florida’s future today!