

RESIDENTIAL

12936 Xavier AVE

12936 Xavier Avenue, Port Charlotte, Florida, 33981, United States

Property Details

Type	**Residential**
MLS #	**2026043996**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**OA01 - Out of Area**
Subdivision	**PORT CHARLOTTE**

Description

Excellent opportunity to own a FRESHWATER CANAL LOT in Port Charlotte! Build your dream home and enjoy peaceful waterfront views, fishing, and the beauty of Southwest Florida living. Conveniently located near shopping, dining, golf courses, parks, and outdoor recreation, with easy access to Englewood Beach, Boca Grande, Charlotte Harbor, and the Myakka River. Whether you're looking to build your future home or make a long-term investment, this waterfront property offers great potential!