

RESIDENTIAL

12944 Xavier AVE

12944 Xavier Avenue, Port Charlotte, Florida, 33981, United States

Property Details

Type	**Residential**
MLS #	**2026020832**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CH01 - Charlotte County**
Subdivision	**PORT CHARLOTTE**

Description

Build your dream home on this beautiful waterfront vacant lot! This waterfront parcel presents an outstanding opportunity for investors, builders, or future homeowners looking to secure their own piece of Southwest Florida paradise. Surrounded by newer homes and ongoing development, this property offers the ideal setting for a primary residence, seasonal retreat, or long-term investment opportunity. Enjoy peaceful waterfront views and the natural beauty of Southwest Florida right from your backyard, where you can often spot native wildlife including birds, turtles, fish, and other local wildlife that make waterfront living so special. Whether you are looking to build now or invest for the future, this waterfront lot offers exceptional potential and the perfect blend of nature, privacy, and convenience. Do not miss this opportunity to own a prime waterfront piece of land in paradise!