
$18,400
RESIDENTIAL
13211 Chiminiello DR
13211 Chiminiello Drive, Port Charlotte, Florida, 33953, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026006861**
View	**Trees Woods**
Lot size	**0.23 acres**
Neighborhood	**CH01 - Charlotte County**
Subdivision	**PORT CHARLOTTE**

Description

OFFERING SELLER FINANCING! Rare opportunity to own a vacant residential lot in Port Charlotte, FL with owner financing and flexible terms. Purchase this buildable lot with $5,400 down, finance the remaining balance over 36 months at 8% interest, and enjoy affordable estimated payments of approximately $408 per month. Even better, seller pays title and provides title insurance, helping reduce closing costs and making ownership even more accessible. Ideal for buyers searching for seller financed land, vacant land for sale, or a strategic Florida real estate investment. Located at 13211 Chiminiello Dr, Port Charlotte, FL 33953, this 0.229-acre lot (approximately 10,000 sq ft) features a rectangular shape well-suited for a single-family home. The property offers a south-facing backyard exposure, a highly desirable feature for natural light, energy efficiency, solar potential, and future pool or outdoor living areas. Zoned RSF 3.5, this residential building lot is situated in a quiet, established neighborhood with no HOA restrictions, allowing flexibility in design and use. Well and septic required (buyer to verify utilities). Scrub Jay permit required prior to construction, buyer to verify status and requirements with local authorities. Conveniently located near El Jobean Road (FL-776), providing easy access to US-41 and I-75, connecting you throughout Southwest Florida. Enjoy proximity to Gasparilla Island, Boca Grande, Manasota Key, and Stump Pass Beach State Park, as well as nearby destinations including Punta Gorda, Fort Myers, Cape Coral, Bonita Springs, Naples, Marco Island, Sarasota, Bradenton, Tampa, and Clearwater. Punta Gorda Airport (PGD) and Southwest Florida International Airport (RSW) are within driving distance. Surrounded by boating, fishing, beaches, parks, and outdoor recreation, this Port Charlotte vacant lot is ideal for building a custom home, holding as an investment property, or securing land in a growing Florida market. Comparable new construction homes in the area sell at significantly higher values, highlighting strong future appreciation potential. Whether you’re searching vacant land in Port Charlotte, seller financing lots,

buildable residential land, or south exposure lots, this property offers outstanding value. Secure your piece of Southwest Florida today and start planning your future build!
