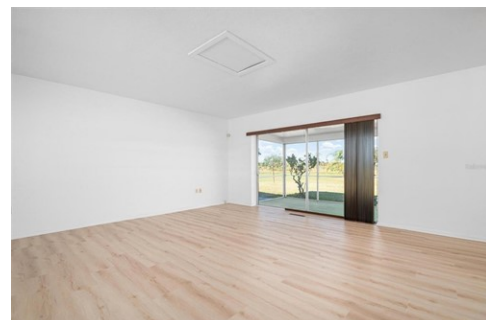




\$ 215,000



22442 Olean Blvd, Port Charlotte, FL 33952

- » Beds: 2 | Baths: 2 Full
- » MLS #: C7501124
- » Single Family | 1,264 ft<sup>2</sup> | Lot: 11,326 ft<sup>2</sup>
- » More Info: [22442OleanBlvdPortCharlotte.IsForSale.com](http://22442OleanBlvdPortCharlotte.IsForSale.com)



**Yvonne Wolf**

941.855.1566

[yvonnewolf@michaelsaunders.com](mailto:yvonnewolf@michaelsaunders.com)

<http://YvonneWolf.michaelsaunders.com>

**Michael Saunders & Company**

LICENSED REAL ESTATE BROKER

Sales Office

1200 S McCall Rd

Englewood, FL 34223

(941) 473-7750

#### Remarks

Under contract-accepting backup offers. One or more photo(s) has been virtually staged. NO HOA!! Nestled in a charming neighborhood, this beautifully updated 2-bedroom, 2-bathroom home is a true gem. Recently refreshed with new exterior and interior paint, this property boasts modern upgrades, including a brand-new roof and A/C system installed in 2023. Step inside to discover the elegance of new Life Proof Luxury Vinyl Plank flooring, providing both style and durability throughout the living spaces. The master bath has been enhanced with a sleek new vanity, adding a touch of luxury to your daily routine. Window treatments also included. With extra insulation added to the attic during the roof installation, this home is as energy-efficient as it is inviting. Don't miss the chance to own a meticulously upgraded home that's move-in ready!

