

6155 Ponce De Leon Blvd, North Port, FL 34291

### **House Upgrades and Amenities**

- PGT Hurricane Impact Windows and Doors 2024 (\$32,000)
- New Roof 2023 (\$19,715)
- Quartz Countertops in Kitchen and Bathrooms with New Sinks 2023 (\$6,000)
- New HVAC System 2023 and All Ducts Cleaned 2023 (\$11,000)
- Under Sink Reverse Osmosis Water Purification System 2023 (\$3,000)
- Whole House Generator Hookup
- New Kitchen Backsplash 2022
- New Kitchen Overhead Lighting 2024
- Interior Repaint 2021
- New Stove 2023
- New Refrigerator 2023
- Second Refrigerator
- Tile and Luxury Vinyl Plank Flooring
- Swimming Pool and Screened Lanai with Pasture Views- New Pump 2022
- Outdoor Shower with Privacy Enclosure
- Elevated homesite, block construction, built in 2002 – never flooded. House is in X flood zone.
- Upgraded Electrical Panel
- Oversized Owner's Suite with Pasture Views
- Faces West for Sunsets over the Pasture
- 3 Bedrooms, 2 Bathrooms with Split Floor Plan and Cathedral Ceilings
- 2-Car Garage

### **Property Amenities**

- Zoned for Agriculture Use with No Restrictions
- New Fencing, Cross Fencing and Automatic Entry Gate 2023 (\$16,500)
- 3-Stall Horse Barn with Tack Room, New Metal Roof 2023, Fenced Pasture
- Electrified Chicken House with Cage, New Metal Roof 2023, 3 Rooms and Nesting Boxes
- Electrified Fenced Garden Area with Irrigation
- 22'x27' Metal Utility Shed/Garage with Electric and Water 2023 (\$16,500)
- New Concrete Entry Driveway 2024 (\$5000)
- New Well Pump House with De-ionizer Equipment and 30A RV Hookup
- Metal RV Shed 200 sq ft (2021)
- Majority of the Land is cleared and usable
- Pond
- Privacy from the Road
- Circle Driveway

- Close to Myakkahatchee Creek Environmental Park, Big Slough Preserve and Walton Ranch Preserve
- Located in North Port Estates with 139 miles of trails for riding horses, off-road cycling and nature walks
- Peaceful and Secluded yet with easy access to I-75 and nearby shopping and restaurants
- Potential to build an ADU or Park RV's

**Additional Items Available with Separate Bill of Sale**

1. 2023 Polaris Ranger SP570 ATV – 25 Hours – Paid New \$15,000 – Asking Price \$8,000
2. Tractor – 2020 John Deere 1025R with 42” rototiller and front loader, 67 hours – Paid New \$24,000 – Asking Price \$18,000
3. Caravan Utility Trailer 6x10 - \$800
4. Zero Turn Lawn Mower

Package Deal for all 4 items - \$25,000