



REAL ESTATE AUCTION

**Prime Waterfront Home on
20,000± SF Double Lot**

Port Charlotte, Florida 33952

**ONLINE
AUCTION
NOVEMBER 5TH
AT 11 AM ET**

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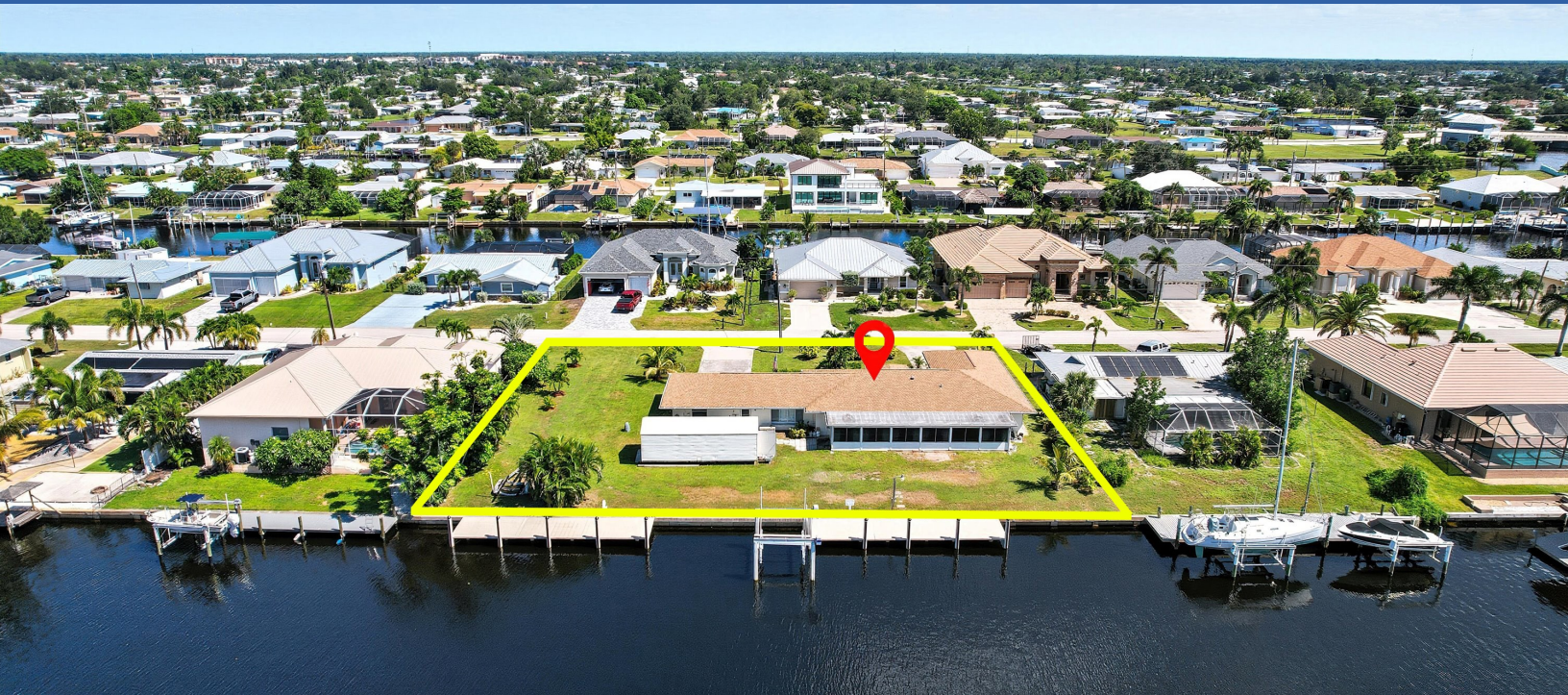
OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present a beautiful 4 bedroom, 2 Bathroom Waterfront Home on a Large 20,000± SF Double Lot with 162' of Prime Waterfront and 2 new Concrete Docks and 13,000 LB Boatlift located in the prestigious Buena Vista Subdivision in Port Charlotte, Florida.

PROPERTY HIGHLIGHTS

- Prime Location in the Prestigious Buena Vista Subdivision in Port Charlotte
- Large .46± Acre Double Lot with 162± Feet of Prime Waterfront on the 120± Foot Wide Seward Waterway with New / Refurbished Concrete Seawall in 2018
- Walking Distance to Port Charlotte Beach Park
- Close Proximity to US 41 and I 75 Access
- Classic Ranch Style Design with Modern Features like Impact Glass Windows, Split Garages, Two Driveways, and Lush landscaping
- Within minutes to Charlotte Harbor and the Gulf of America with No Fixed Bridge Sailboat Access
- Area includes major Outdoor Recreation Venues, Golf Courses and World Class Fishing
- Recent Upgrades include a New 30 Year Timberline Dimensional Shingle Roof in 2017 and 2- 10' x 45' Concrete Docks with Concrete Pilings and 20/30/50 Amp Electric and a 13,000Lb Boatlift with Remote in 2023
- Perfect Investment for High End Rental or Upscale Redevelopment Opportunity



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 133 Peckham Street SE, Port Charlotte, Florida 33952
- **Location:** Southwest side of Peckham Street SE and Southeast of Harbor Boulevard
- **Directions:** From I-75 exit # 93 - Go West on Harbor View Road. Continue past US 41 onto Edgewater Drive and go to Harbor Boulevard. Turn left and go to Peckham Street SE. Turn left and proceed to address
- **Single Family Home:** 3,700± Square Feet (2,768± Under Air) , 4 Bedroom / 2 Bathroom, Living Room, Dining Room, Kitchen, Laundry Room, Enclosed Air Conditioned Lanai and 3 Car Split Garages. See the attached Floor Plan. Note: The Huge 368± Square Feet Split Floor Planned 4th Bedroom would also be perfect for Mother-In-law Suite, Modern Game / Media Room or Awesome Family Room
- **Construction:** CBS Construction, Impact Windows, 2017 30 Year Dimensional Asphalt Shingle Roof
- **Zoning:** RSF3.5 - Residential
- **20224 Taxes:** \$11,250.00
Tax Assessment Value -\$742,046.00
Folio No. 402227329008
- **HVAC:** 2017 Central System / Window Units in Lanai
- **Year Built:** 1966
- **Frontage:** 162± Feet along Peckham Street SE and the Seward Waterway
- **Land Area:** .46± Acres / 20,000± Square Feet
- **Legal Description:** PORT CHARLOTTE SECION 39, BLOCK 1175, LOTS 108 & 109, 152/184 DC 569/765, 1565/263, 2343/1525, UNRECORDED DC-WAS 3177/1976, 4062/1616
- **Utilities:** Municipal Water and Sewer
- **Dock:** 2- 2023 Built 10' x 45' Concrete Docks with Concrete Pilings and 20/30/50 Amp Electric with 13,000Lb Boatlift with Remote



PROPERTY PHOTOGRAPHS



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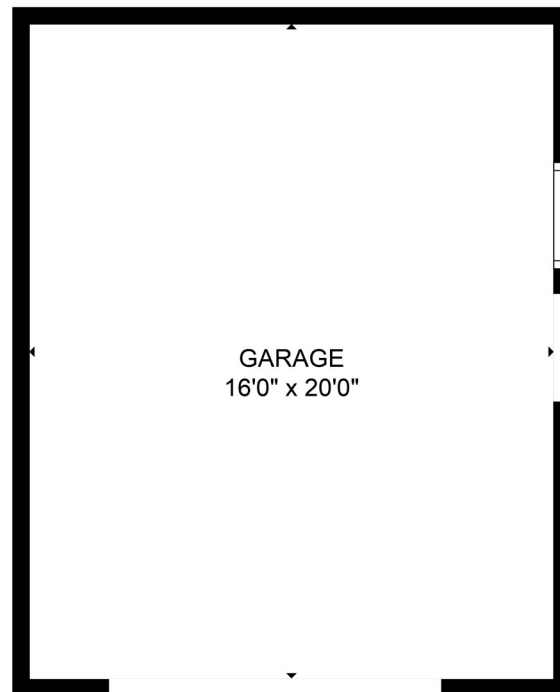
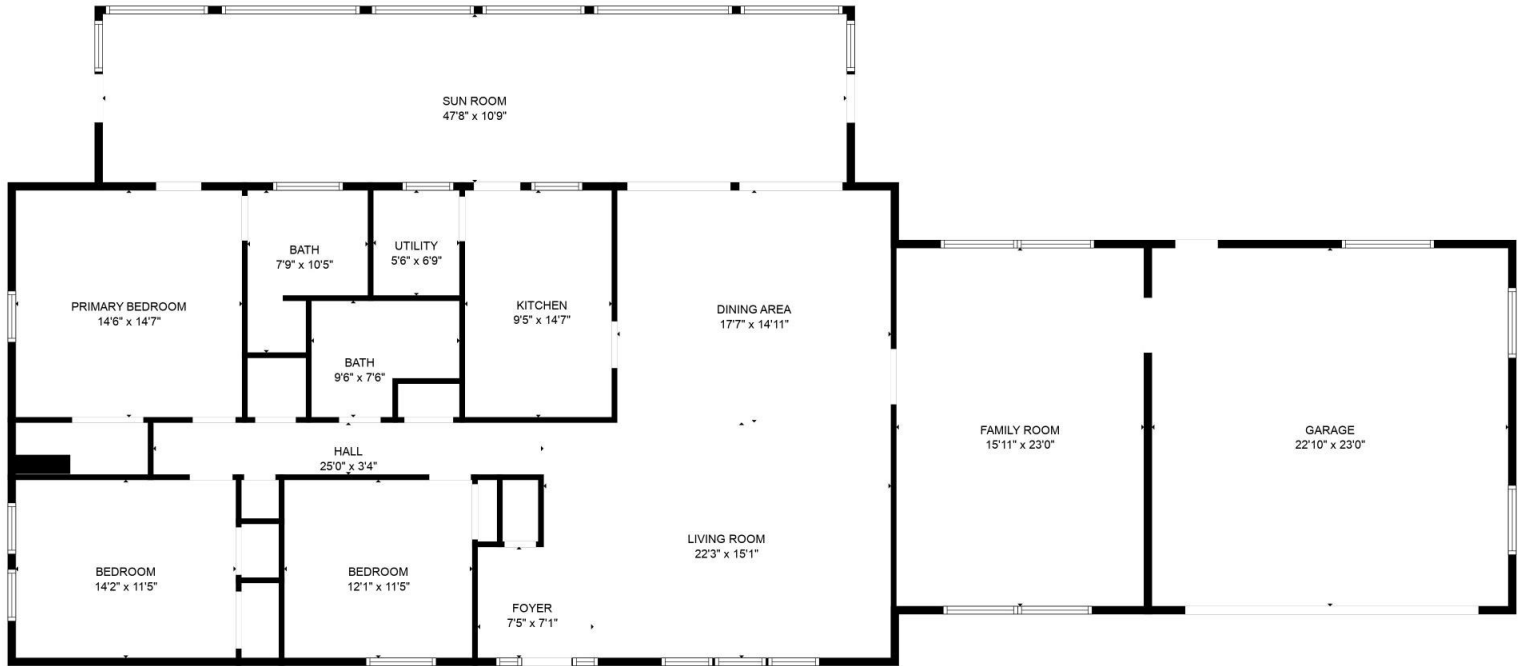


PROPERTY PHOTOGRAPHS



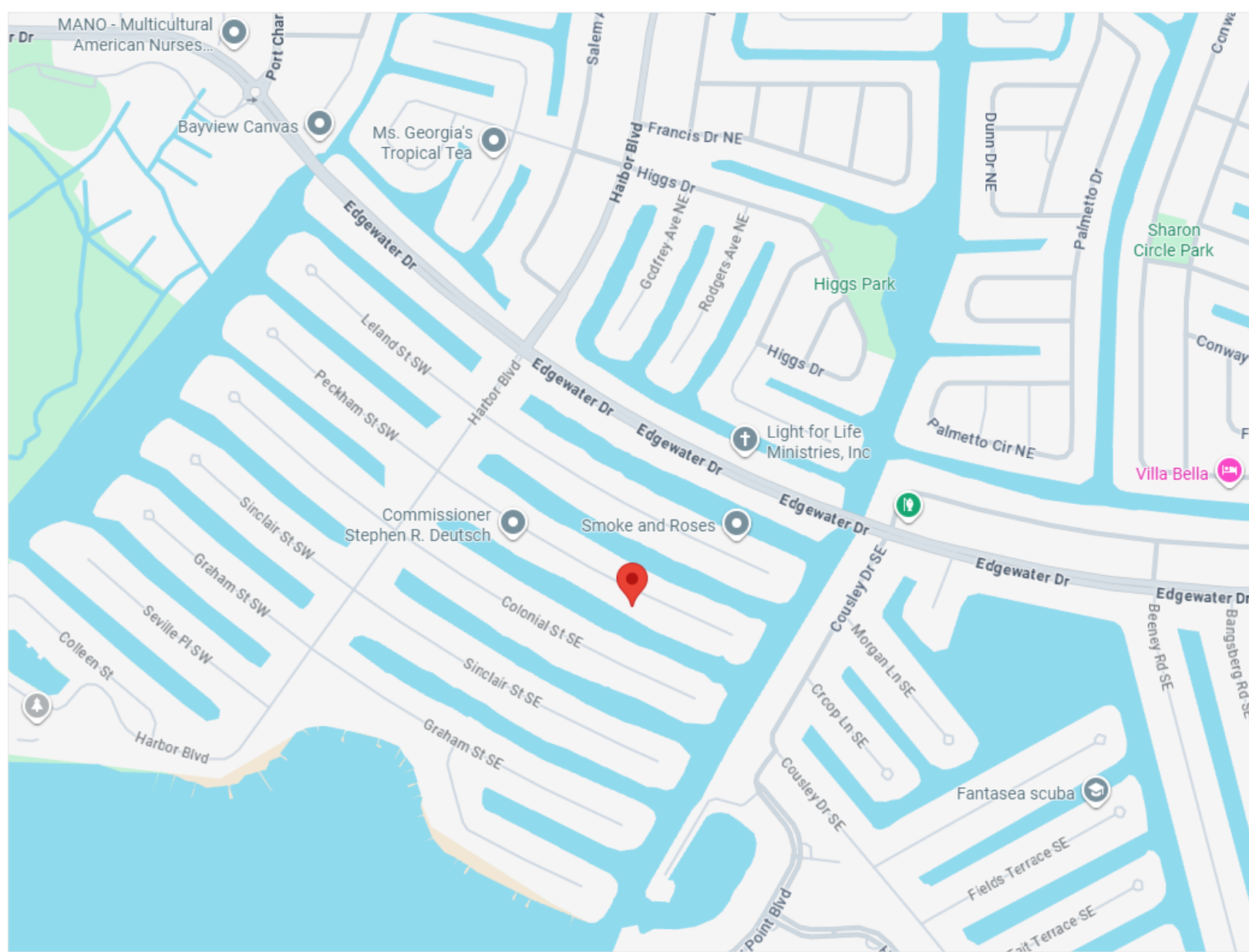
FLOOR PLAN

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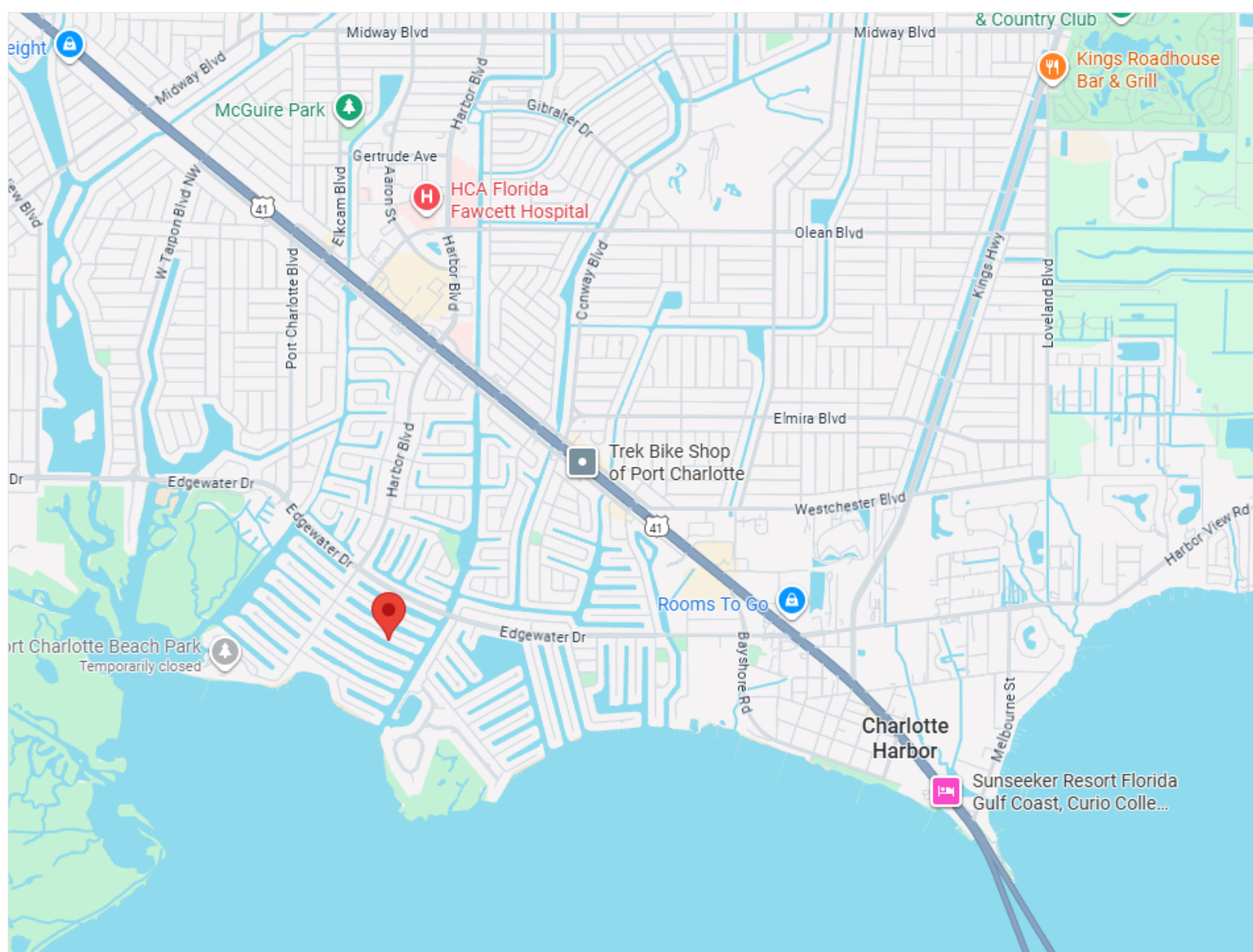
LOCATION MAP

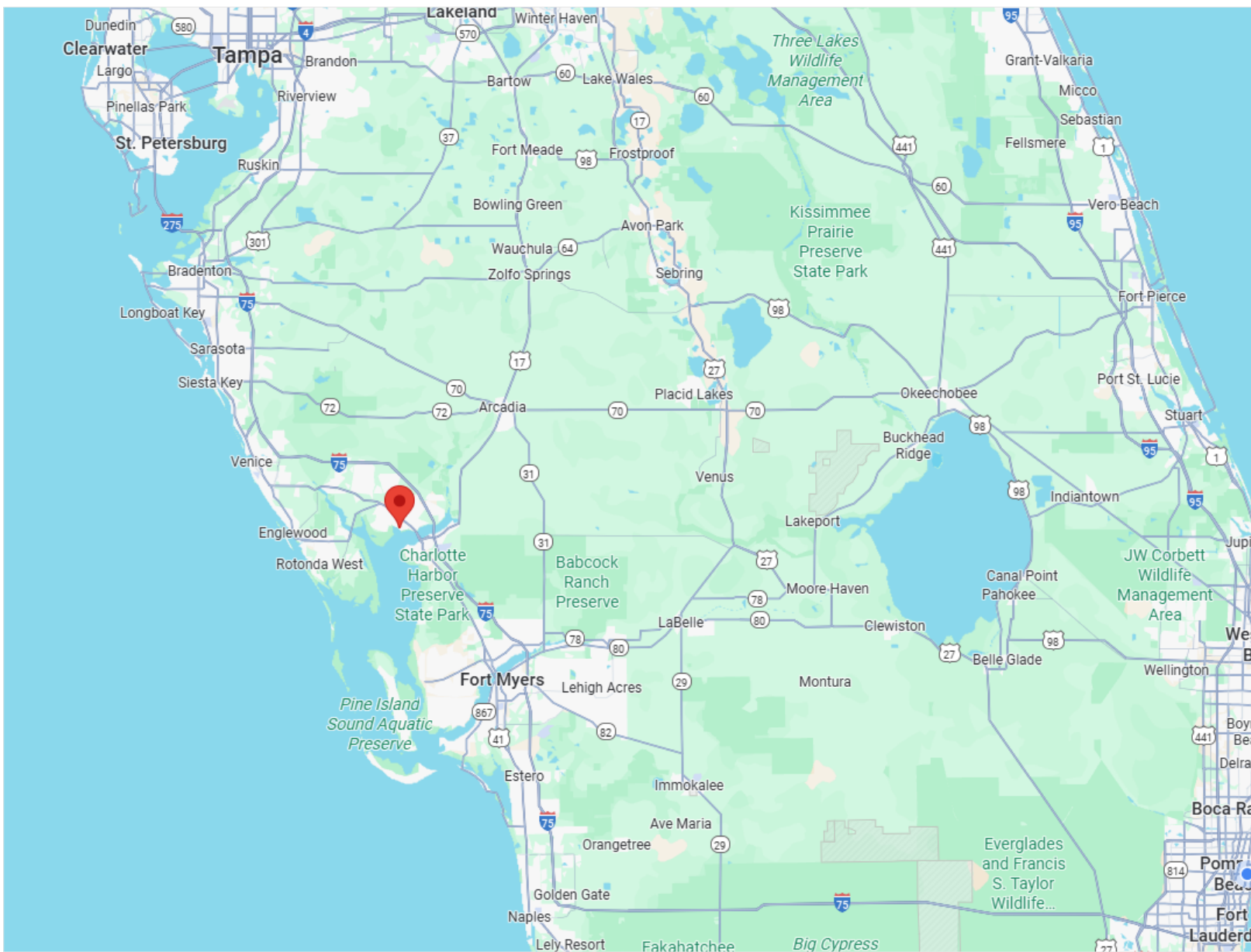
REAL ESTATE AUCTION



LOCATION MAP

REAL ESTATE AUCTION





AUCTION SUMMARY

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Auction Date / Time:	Begins - Wednesday, November 5, 2025 @ 11:00 AM ET Ends - Wednesday, November 5, 2025 @ 1:00 PM ET
Online Only Auction:	Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - Bid.Fisherauction.com
Property Tours:	Please Contact: Francis D. Santos at Francis@fisherauction.com / 754.220.4116 for Scheduled Tour Dates and Broker Showing Instructions

AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold to the Highest and Successful Bidder at or above a bid price of \$490,000.00 plus the six percent (6%) Buyer's Premium, subject to the terms and conditions.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Sandcastle Title Service, LLC's Escrow Account (the "Escrow / Settlement Agent") via a federal wire transfer in U.S. Funds (not an ACH Credit), a \$20,000 Initial Escrow Deposit no later than 5:00PM, ET on Tuesday, November 4th, 2025. Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The Highest and Best Bidder will execute the non-contingent Real Estate Sales Contract with all addenda immediately following the Auction. An Additional Escrow Deposit totaling ten percent (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Sandcastle Title Service, LLC's Escrow Account ("the Escrow / Settlement Agent"), within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

AREA OVERVIEW

REAL ESTATE AUCTION

Situated between Punta Gorda and Englewood on Florida's Southwest Coast, Port Charlotte is a destination of hundreds of miles of waterways, offering breathtaking Gulf sunsets, freshwater and saltwater adventures, world-class fishing, award-winning restaurants, and access to exciting sports events.

In addition to Charlotte Harbor, which is connected to the Peace and Myakka rivers, Port Charlotte is home to 165 miles of man-made waterways, many of which access the harbor, and on-water adventures can take a variety of forms, from tiki cruises to fishing charters. Outdoor fun for the whole family can be found at Tippecanoe Environmental Park, a 380-acre preserve with seven miles of trails to explore, and Port Charlotte Beach Park.

Baseball fans won't want to miss seeing the Tampa Bay Rays during spring training at Charlotte Sports Park and golfers can play year-round on Port Charlotte's scenic golf courses. For Harley-Davidson enthusiasts, a visit to Bert's Black Widow Harley-Davidson's 15,000-square-foot showroom is a must.

When it comes to shopping and dining, the choices are many. Dive into Port Charlotte's culinary scene with a taste of "down-home Florida cuisine with a twist" at Twisted Fork, the fresh catch at Brother's Fish House, pizza at Luigi's Pizzeria & Family Restaurant, and live jazz and award-winning cuisine at The Grill at 1951. For a mall shopping experience, head to Port Charlotte Town Center, which has more than 60 retailers as well as a movie theater and children's entertainment. More family-friendly fun can be found at Kidstar Park, a vintage arcade and amusement park, Treasure Lanes, and at the annual Charlotte County Fair and other local events.

*INFORMATION OBTAINED FROM <https://www.visitflorida.com/places-to-go/southwest/port-charlotte/>



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FISHER
AUCTION COMPANY