

\$210,000 - 22337 Olean Boulevard, PORT CHARLOTTE

MLS® #A4644583

\$210,000

2 Bedroom, 2.00 Bathroom, 1,247 sqft

Residential on 0.23 Acres

PORT CHARLOTTE SEC 013, PORT CHARLOTTE, FL

Move-In Ready 2 Bed, 2 Bath Home â€“ Affordable, Updated & Full of Possibilities!

If youâ€™ve been searching for a home thatâ€™s both comfortable now and brimming with potential for the future, this is the one. Whether youâ€™re a first-time buyer, downsizing, or looking for an income property, this charming 2-bedroom, 2-bath home delivers value, space, and updates youâ€™ll appreciate from day one.

Why Youâ€™ll Love It:

Spacious Enclosed & Covered Back Porch â€“ A true 180-degree view of your backyard from this four-season retreat. Perfect for morning coffee, evening cocktails, or year-round entertaining.

Bright, Updated Kitchen â€“ Fresh and contemporary, ready for your culinary creativity and personal flair.

Flexible Bonus Room â€“ Ideal for a guest bedroom, home office, or hobby room overlooking the porch. Or open it up for an expansive living space that could even add another bedroom and boost your homeâ€™s value.

1-Car Garage + Laundry Room & Rafter Storage â€“ Convenience and storage in one



functional package.

Outdoor Living at Its Best – Fully fenced backyard for privacy, pets, gardening, or entertaining. Exterior security lighting adds peace of mind.

Welcoming Front Porch – Perfect for sipping your morning coffee or relaxing after a long day.

Recent Updates You Can Count On:

Roof: just 2.5 years old

A/C: 3 years old

Hot Water Heater: 5 years old

And no flood insurance required—more savings for you.

A Smart Investment, Too

This home is rentable annually or seasonally, with strong cash flow potential in a high-demand market. It's an ideal fit for seasoned investors or first-timers ready to get started. Annual rates are 1700-1800 every month if for income producing or paying for it till your ready to occupy.

Motivated Seller – Priced to Sell Fast

The owner has already found their next home—giving you a rare chance to grab a move-in ready property at an exceptional price.

This is more than just a house—it's an opportunity to live affordably, invest smartly, and enjoy a home that's been cared for and updated.

Don't miss out—schedule your showing today and see why this is one of the best deals in the area!

Built in 1966

Essential Information

MLS® #	A4644583
Price	\$210,000
Sold Price	\$192,000
Date Sold	October 20th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,247
Acres	0.23
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	22337 Olean Boulevard
Area	Port Charlotte
Subdivision	PORT CHARLOTTE SEC 013
City	PORT CHARLOTTE
County	Charlotte
State	FL
Zip Code	33952

Amenities

Parking	Off Street
# of Garages	1

Interior

Interior Features	Ceiling Fans(s), Chair Rail, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Window Treatments
Appliances	Dishwasher, Freezer, Microwave, Range, Refrigerator
Heating	Electric
Cooling	Central Air
Furnished	Unfurnished

Exterior

Exterior Features	Hurricane Shutters, Lighting, Rain Gutters
Roof	Shingle
Foundation	Slab

School Information

Elementary	Neil Armstrong Elementary
Middle	Murdock Middle
High	Port Charlotte High

Additional Information

Date Listed	March 14th, 2025
Days on Market	188
Zoning	RSF3.5

Listing Details

Listing Office	PREFERRED SHORE LLC
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