

\$475,000 - 6964 David Boulevard, PORT CHARLOTTE

MLS® #D6143492

\$475,000

3 Bedroom, 2.00 Bathroom, 2,031 sqft

Residential on 0.35 Acres

LAKE MARLIN, PORT CHARLOTTE, FL

Welcome to 6964 David Blvd “Lakefront Living in the Desirable Lake Marlin Community! Located in an X flood zone. This beautifully maintained 3-bedroom, 2-bath pool home offers breathtaking lake views and is perfectly situated directly on Lake Marlin. Enjoy Florida living at its finest with a screened inground pool, spacious covered lanai, and tranquil water views right from your backyard. Inside, the home features a thoughtfully designed, open-concept floor plan with numerous updates, including: Modern kitchen with quartz countertops, pantry, induction cooktop with hood, and under-cabinet lighting, Freshly painted interior, Central vacuum system, 2.5-car attached garage and extended driveway for additional parking. Major upgrades and improvements include: Standing seam metal roof (Installed 12/2022 by Epic Roofing), HVAC system (Installed 2024 by Abbott Air), Pool cage (Installed 2019 by Absolute Aluminum), Pool resurfaced 2 yrs ago, Generac whole-house generator (Replaced in 2021) with 500-gallon buried LP tank (Installed 2011 by AmeriGas), EV charging station, Accordion hurricane shutters on all windows and electric roll-down hurricane shutter at the front entry, Pool pump (Replaced 2018 by Pool Sharks), Pool heater- (Completed 2015 by Harbor View Electric), Water heater replaced in 2025. This property offers both comfort and peace of mind with its extensive upgrades and storm protection features. Don't miss your chance to own this



exceptional lakefront home!
For peace of mind, the seller has already completed a pre-listing home inspection and termite inspection”and is including a one-year home warranty for the buyer!

Built in 2000

Essential Information

MLS® #	D6143492
Price	\$475,000
Sold Price	\$470,000
Date Sold	October 16th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,031
Acres	0.35
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	6964 David Boulevard
Area	Port Charlotte
Subdivision	LAKE MARLIN
City	PORT CHARLOTTE
County	Charlotte
State	FL
Zip Code	33981

Amenities

Parking	Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Side, Oversized
# of Garages	2
View	Pool, Water
Is Waterfront	Yes
Waterfront	Lake Front

Has Pool	Yes
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Interior

Interior Features	Ceiling Fans(s), Central Vacuum, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors
Lot Description	Landscaped, Oversized Lot
Roof	Metal
Foundation	Block, Slab

Additional Information

Date Listed	August 19th, 2025
Days on Market	17
Zoning	RMF15
HOA Fees	175
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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