

# **\$302,900 - 12063 Xavier Avenue, PORT CHARLOTTE**

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MLS® #OM708746

**\$302,900**

4 Bedroom, 2.00 Bathroom, 1,617 sqft  
Residential on 0.23 Acres

PORT CHARLOTTE SEC 072, PORT  
CHARLOTTE, FL

Incredible investment opportunity! Southern Impression Home is offering investor rates as low as 3.75 and an APR of 5.346 through our exclusive in-house financing options.

Qualified tenant already in place! This newly built property offers an excellent opportunity for investors seeking steady rental income and low-maintenance ownership. Featuring modern construction, energy-efficient design, and professional management options, this home is a smart addition to any investment portfolio. Ideal for both new and experienced investors looking for dependable returns and long-term growth potential.

Take advantage of 2 years of free property management through our Builder Program and enjoy 3 months of rent protection when financing is obtained with Southern Impression Homes. Whether you're a seasoned investor or just getting started, this is a rare chance to lock in low rates, hassle-free management, and brand-new construction all in one unbeatable package.

Contact us today to learn more!

Built in 2023

**Essential Information**



MLS® #	OM708746
Price	\$302,900
Sold Price	\$250,000
Date Sold	October 29th, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,617
Acres	0.23
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

### **Community Information**

Address	12063 Xavier Avenue
Area	Port Charlotte
Subdivision	PORT CHARLOTTE SEC 072
City	PORT CHARLOTTE
County	Charlotte
State	FL
Zip Code	33981

### **Amenities**

# of Garages	2
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### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Range, Refrigerator
Heating	Central
Cooling	Central Air

### **Exterior**

Exterior Features	Lighting
Roof	Shingle
Foundation	Slab

### **Additional Information**

Date Listed	September 3rd, 2025
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Days on Market 47  
Zoning RSF3.5

## **Listing Details**

Listing Office SUNCOAST PROPERTY MANAGEMENT LLC

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Listing information last updated on October 30th, 2025 at 6:34pm EDT