

11347 WEAVER HOLLOW ROAD NEW PORT RICHEY FL 34654

https://candiscarmichael.com



\*\*\*Motivated Seller, PRICE REDUCTION, PLUS seller is offering \$10,000 in CLOSING COST CREDITS and/or RATE BUY DOWN!\*\*\* Welcome home to 11347 Weaver Hollow, nestled inside the beautiful gated community of Rose Haven. Built in 2022 by Vitale Homes, this stunning Salerno model blends modern design and thoughtful functionality. Situated on a desirable corner lot, the [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2056 sq ft



Courtesy of

**Listing Office:** BHHS FLORIDA PROPERTIES GROUP

**Status:** Active

**Office ID:** MFR260017433

**MLS ID:** MFRTB8473592



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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6300 sq ft

**View:** Trees/Woods

**ListOfficeName:** BHHS FLORIDA PROPERTIES GROUP

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2056 sq ft

**Year built:** 2022

**SubdivisionName:** ROSE HAVEN

**GarageSpaces:** 2

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## Location Details

**Township:** 25

**Road Surface Type:** Paved

**Elementary School:** Moon Lake-PO **Middle Or Junior School:** River Ridge Middle-PO

**High School:** River Ridge High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Wood

**Patio And Porch Features:** Covered, Rear Porch, Screened

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Conservation Area, Corner Lot

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Security Features:** Security System

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** ROSE HAVEN

**Levels:** One

**Builder Name:** Vitale Homes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 09-25-17-0120-00000-0860

**Direction Faces:** Southeast

**Builder Model:** Salerno

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee:** 166.51

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common Area Taxes, Pool, Trash

**Association Amenities:** Gated, Pool

**Community Features:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,823

**Tax Legal Description:** ROSE HAVEN PHASE 2 PB 84 PG 46 LOT 86

**Tax Lot:** 0860

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## Green Building Info

**Green Energy Efficient:** Doors, HVAC, Insulation, Roof, Water Heater

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## Rooms



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| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Great Room      | 18x26      | First | 26     | 18    |
| Primary Bedroom | 14x15      | First | 15     | 14    |
| Kitchen         | 9x15       | First | 15     | 9     |
| Bedroom 2       | 13x13      | First | 13     | 13    |
| Bedroom 3       | 10x11      | First | 11     | 10    |
| Bedroom 4       | 10x11      | First | 11     | 10    |
| Laundry         | 9x5        | First | 5      | 9     |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Security System

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Appointment Only, See Remarks, ShowingTime



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