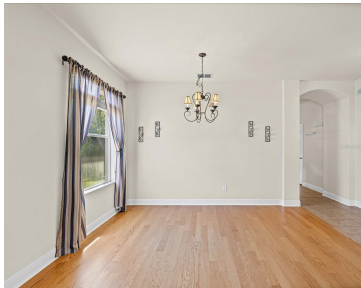
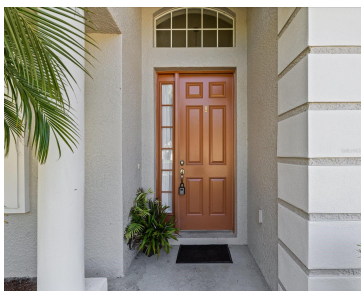


11448 MERGANSER WAY NEW PORT RICHEY FL 34654  
https://candiscarmichael.com



Probate is Done! BRING OFFERS! This is the home you've been waiting for! This beautifully maintained 3-bedroom 2-bath home with an oversized garage (big enough for 2 cars and your golf cart) is tucked away in a quiet Cul-de - sac. It features a private backyard with plenty of wildlife to enjoy. Inside, you'll find a [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1984 sq ft



Courtesy of

**Listing Office:** RE/MAX CHAMPIONS

**Status:** Active

**Office ID:** MFR285513935

**MLS ID:** MFRW7885593



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Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://hdmphotography.hd.pics/11448-Merganser-Way/idx>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1984 sq ft

**Year built:** 2008

**ListOfficeName:** RE/MAX CHAMPIONS

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10675 sq ft

**SubdivisionName:** SUMMERTREE PRCL 3B

**GarageSpaces:** 2

---

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt, Paved

---

## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

**Flooring:** Tile, Wood

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** SUMMERTREE PRCL 3B

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 17-25-08-009.0-000.00-132.0

**Direction Faces:** East

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Clubhouse, Fitness Center, Golf Course, Pool, Recreation Facilities, Tennis Court(s)

**Association Fee:** 705

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Recreational Facilities, Trash

**Community Features:** Clubhouse, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Tennis Court(s)

---

## Fees&Taxes



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Tax Year: 2025

Tax Annual Amount:  
\$1,604

Tax Legal Description: SUMMERTREE PARCEL 3B PB 57 PG 117  
LOT 132 OR 7881 PG 138 OR 8652 PG 3821

Tax Lot: 132

## Rooms

| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Family Room         | 18x18      | First | 18     | 18    |
| Living Room         | 18x18      | First | 18     | 18    |
| Kitchen             | 8x13       | First | 13     | 8     |
| Dinette             | 11x18      | First | 18     | 11    |
| Primary Bedroom     | 15x17      | First | 17     | 15    |
| Bedroom 2           | 11x13      | First | 13     | 11    |
| Bedroom 3           | 11x13      | First | 13     | 11    |
| Balcony/Porch/Lanai | 9x11       | First | 11     | 9     |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Tennis Court(s)

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box



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