

# 2309 WOODBEND CIRCLE NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



**\$399,900**



PRICE ADJUSTMENT! Now priced Below the Appraised Value providing INSTANT EQUITY!!!! Presenting a stunning home available in the desirable Woodbend Subdivision. Residents of this neighborhood often put down roots, creating a lasting sense of belonging. This home is situated on 0.55 Acres of land, securely positioned in a Non-flood zone. As you walk up to [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1564 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8487966



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8487966>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1564 sq ft

**Year built:** 1979

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 24000 sq ft

**SubdivisionName:** WOODBEND SUB

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Thermostat, Walk-In Closet(s)

**Flooring:** Tile, Wood

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Outdoor Grill, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

**Sewer:** Septic Tank

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Fireplace Features:** Gas, Wood Burning

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WOODBEND SUB

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-28-004.0-000.00-005.0

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 100

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** WOODBEND SUB UNIT 1 PB 16 PGS 72-73 LOT 5 OR 3489 PG 398

**Tax Annual Amount:**  
\$2,051

**Tax Lot:** 5



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x15	First	15	12
Bedroom 2	13x12	First	12	13
Living Room	24x18	First	18	24
Kitchen	9x7	First	7	9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Outdoor Grill, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Gas, Thermostat, Walk-In Closet(s), Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box



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