

4245 AVANTI CIRCLE NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



Presenting for sale, this pristine and well maintained 2 bedroom, 2 bath, 1 car garage Villa in the highly sought-after, maintenance-free community of Villa Del Rio. Located in New Port Richey, Florida and is convenient to nearby towns of Trinity and Odessa. The home has been recently painted inside and beautiful new waterproof laminate flooring [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1161 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS REALTY- PALM H

Status: Active

Office ID: MFR260010721

MLS ID: MFRTB8462667



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://lens-honey-llc.aryeo.com/sites/qnnmzbw/unbranded>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1161 sq ft

Year built: 1998

ListOfficeName: KELLER WILLIAMS REALTY- PALM H

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 3869 sq ft

SubdivisionName: VILLA DEL RIO

GarageSpaces: 1

Location Details

Township: 26S

Road Surface Type: Asphalt

Elementary School: Longleaf Elementary-PO **Middle Or Junior School:** River Ridge Middle-PO

High School: River Ridge High-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor, Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Rain Gutters

Utilities: Public

Sewer: Public Sewer

Heating: Central

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

Laundry Features: In Garage

Attached Garage YN: Yes

Pets Allowed: Dogs OK

Roof: Shingle

Water Source: None

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: VILLA DEL RIO

Levels: One

Direction Faces: South

Construction Materials: Block, Stucco

Parcel Number: 16-26-13-024B-00000-188A

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 245

Association Fee Includes: Pool, Private Road

Community Features: Association Recreation - Owned, Deed Restrictions, Dog Park, Pool

Fees & Taxes

Tax Year: 2024

Tax Annual Amount:
\$1,478

Tax Legal Description: VILLA DEL RIO UNIT 3 PB 19 PGS 71-73 LOT 188 LESS WEST 5.5 FT & EAST 28 FT & LOT 189 LESS EAST 28 FT AKA LOT 188A OR 7811 PG 141

Tax Lot: 188



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Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x19	First	19	13
Dining Room	13x9	First	9	13
Primary Bedroom	13x16	First	16	13
Primary Bathroom	5x13	First	13	5
Bedroom 2	12x11	First	11	12
Bathroom 2	9x5	First	5	9
Kitchen	12x10	First	10	12
Dinette	12x10	First	10	12
Florida Room	13x8	First	8	13

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Deed Restrictions, Dog Park, Pool

Utilities: Public

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters

Features: Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor, Walk-In Closet(s)

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, Lock Box
Electronic-CBS Code Required, ShowingTime



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