

4523 GLEN HOLLOW NEW PORT RICHEY FL 34653

<https://candiscarmichael.com>



Welcome to Briar Patch, a well kept 55 plus community offering low HOA fees, resort style amenities, and maintenance free living. This charming villa is located on a quiet, maintained street and features a welcoming front porch. Inside, vaulted ceilings and a skylight fill the living and dining areas with natural light. The primary bedroom [...]

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



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8469624



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8469624>

Basics

Bathrooms Full: 2	Date added: Added 8 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 2 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Floors: 1 floor
Area, sq ft: 964 sq ft	Lot size, sq ft: 2472 sq ft
Year built: 1989	View: Garden
SubdivisionName: BRIAR PATCH	ListOfficeName: CHARLES RUTENBERG REALTY INC
GarageSpaces: 1	ListAOR: mfrmls

Location Details

Township: 26	Road Surface Type: Asphalt
Elementary School: Cotee River Elementary-PO	Middle Or Junior School: Gulf Middle-PO
High School: Gulf High-PO	

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Garden, Lighting, Rain Gutters, Sidewalk

Window Features: Skylight(s)

View: Garden

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Laundry Closet

Attached Garage YN: Yes

Pets Allowed: Cats OK

Roof: Shingle

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: BRIAR PATCH

Levels: One

Number Of Lots: 1

Construction Materials: Block, Concrete, Stucco

Property Condition: Completed

Parcel Number: 16-26-16-009A-00000-0210

Direction Faces: East

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 230

Association Fee Frequency: Monthly

Association Fee Includes: Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Trash

Association Amenities: Clubhouse, Pool

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Street Lights

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$4,800

Tax Legal Description: BRIAR PATCH UNIT TWO PB 26 PG 24-26 LOT 21 OR 9407 PG 2355

Tax Lot: 21

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x13.5	First	13.5	12
Living Room	12x12	First	12	12
Kitchen	13x7.5	First	7.5	13

Amenities & Features

Waterfront available: No

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Street Lights

WindowFeatures: Skylight(s)

ExteriorFeatures: Garden, Lighting, Rain Gutters, Sidewalk

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

Features: Ceiling Fans(s), High Ceilings, Walk-In Closet(s)

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

Building Details



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NewConstructionYN: No

Heating: Central

Exterior material: Block, Concrete, Stucco

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, See Remarks, ShowingTime



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