

# 4916 TROON LANE NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



\$265,000



IEWS, VIEWS, VIEWS • MOVE-IN READY • THOUGHTFULLY UPDATED • MAINTENANCE-FREE LIVING - This beautifully updated 2-bedroom home offers a rare combination of MODERN QUALITY and LOW-MAINTENANCE LIVING, all overlooking peaceful conservation with NO REAR NEIGHBORS. Renovated within the last two years, the home was improved with comfort, functionality, and long-term ease in mind. Inside, [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1309 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8430019



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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/TB8430019>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 8 hours ago

**Category:** Condominium

**Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1309 sq ft

**Lot size, sq ft:** 59973 sq ft

**Year built:** 1993

**View:** Trees/Woods

**SubdivisionName:** HERITAGE LAKE **ListOfficeName:** CHARLES RUTENBERG REALTY INC

**GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

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## Property Features



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

**Flooring:** Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

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

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Electric

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK

**Roof:** Shingle

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** In County, Landscaped, Level, Sidewalk, Paved

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## Property Details

**Subdivision Name:** HERITAGE LAKE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-13-012C-00900-0320

**Direction Faces:** West

**Construction Materials:** Block, Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Fence Restrictions, Lobby Key Required, Pickleball Court(s), Pool, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 70

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Trash

**Community Features:** Clubhouse, Deed Restrictions, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:**  
\$556

**Tax Legal Description:** CAMBRIDGE COMMONS CONDOMINIUM  
PHASE IV CB 5 PG 133 BLDG 9 UNIT 32

**Tax Lot:** 32

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## Green Building Info

**Green Indoor Air Quality:** No Smoking-Interior Buildg, No/Low VOC Flooring, No/Low VOC Paint/Finish

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	11.3x20.6	First	20.6	11.3
Living Room	12x16.5	First	16.5	12
Kitchen	9.4x11.9	First	11.9	9.4
Primary Bathroom	6.8x11.4	First	11.4	6.8
Bedroom 2	10.7x11.4	First	11.4	10.7
Bathroom 2	4.11x7.1	First	7.1	4.11
Dining Room	7.4x16.11	First	16.11	7.4
Laundry	6.4x6.11	First	6.11	6.4
Balcony/Porch/Lanai		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Pool, Sidewalks, Tennis Court(s)

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Eat-in Kitchen, Open Floorplan, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

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



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