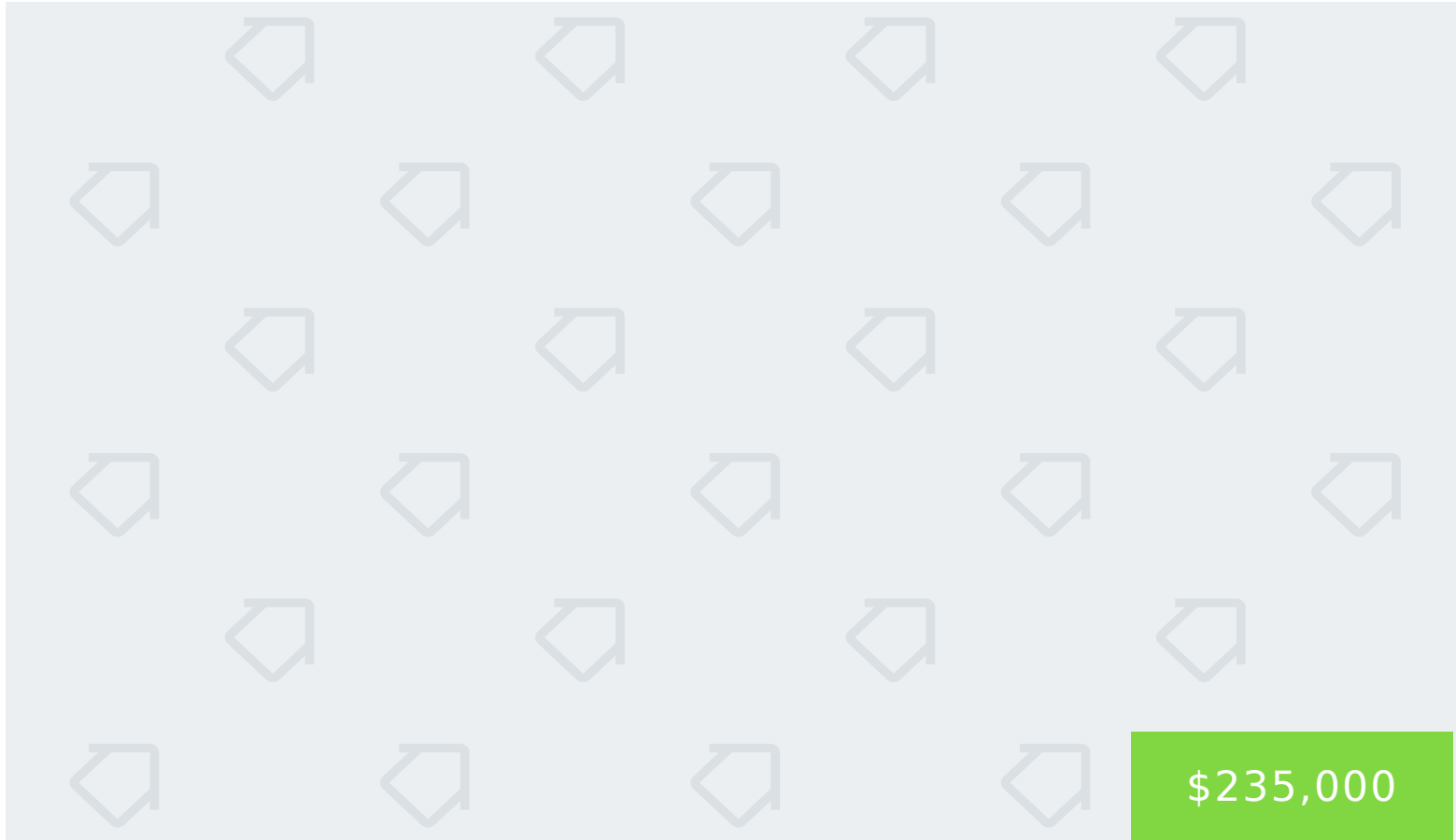


4916 TROON LANE NEW PORT RICHEY FL 34655

https://candiscarmichael.com



MOVE IN READY • UPDATED THROUGHOUT — This beautifully renovated 2 bed, 2 bath home offers MODERN QUALITY and LOW MAINTENANCE LIVING in one of the area’s most welcoming 55+ communities. Updated within the last few years, the home features a bright, open layout with smooth ceilings, recessed lighting, and luxury vinyl plank flooring throughout. [...]

- 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:** MFRTB8526874



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8526874>

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## Basics

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**Year built:** 1993

**SubdivisionName:** HERITAGE LAKE

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4356 sq ft

**View:** Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**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

**Patio And Porch Features:** Rear Porch, Screened

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK

**Roof:** Shingle

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

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

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Electric

**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 Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities, Trash

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

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Pool, Sidewalks, Tennis Court(s)



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# Fees&Taxes

**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

# Rooms

| 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 |        |       |



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, 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

**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, ShowingTime



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