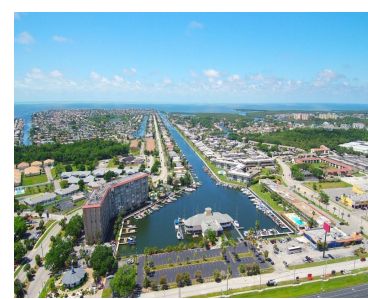
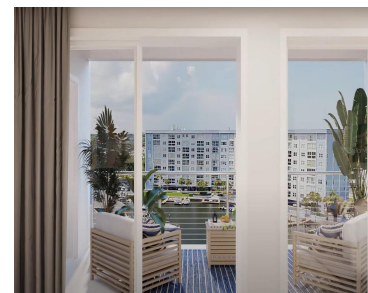


# 5015 US HIGHWAY 19 NEW PORT RICHEY FL 34652

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Pre-Construction. To be built. Accepting Reservations! Introducing Aqua Harbor, an exclusive Legacy Project of two 48-unit, waterfront condominiums, ideally located in the historic community of Gulf Harbors in New Port Richey. Rising approximately 94 feet high, this 7-story, 2 building development offers uninterrupted views from its private [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1346 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H  
**Status:** Active

**Office ID:** MFR260010721  
**MLS ID:** MFRW7872742



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





**Interior Features:** Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Ceramic Tile, Luxury Vinyl

**Waterfront YN:** Yes

**Garage YN:** Yes

**Carport YN:** Yes

**Exterior Features:** Balcony, Other, Outdoor Grill, Sidewalk

**Roof:** Membrane

**Window Features:** Storm Window(s), Tinted Windows

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

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cleared, FloodZone, Near Marina, Private

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Waterfront Features:** Bay/Harbor, Canal - Saltwater, Gulf/Ocean, Marina in Community

**Garage Spaces:** 1

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Yes

**Fencing:** Other

**Security Features:** Gated Community, Security Fencing/Lighting/Alarms, Smoke Detector(s)

**Architectural Style:** Coastal, Contemporary, Custom, Elevated, Florida, Other

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** FLOR A MAR

**Levels:** Three Or More

**New Construction YN:** Yes

**Foundation Details:** Slab, Stilt/On Piling

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

**Parcel Number:** 08-26-16-006A-00200-0011

**Direction Faces:** North

**Builder Name:** Simone-Development & Management, INC

**Construction Materials:** Block

**Property Condition:** Pre-Construction



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## Association Information

**Association YN:** Yes

**Association Fee:** 557

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Sewer, Trash, Water

**Association Amenities:** Cable TV, Elevator(s), Gated, Pickleball Court(s), Pool, Wheelchair Access

**Community Features:** Deed Restrictions, Dog Park, Gated Community - No Guard, Pool, Sidewalks, Wheelchair Access

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:**  
\$8,000

**Tax Legal Description:** FLOR-A-MAR SECTION 1-B PB 7 PG 11 LOTS 1 & 2 BLK 2 EXC FOLL DESC POR OF SAID LOT 2 COM MOST SLY COR OF SAID LOT 2 FOR POB TH ALG SWLY BDY OF SAID LOT 2 N65DEG57' 02"W 140 FT TH ALG NWLY BDY OF SAID LOT 2 N24DEG03' 23"E 90 FT TH S65DEG57' 02"E 140 FT TH ALG SELY BDY OF SAID LOT 2 S24DEG 03' 23"W 90 FT TO POB & POR OF SEC 7 & 8 TWP 26 S R 16 E DESC AS COM MOST WLY COR OF LOT 1 BLK 2 OF SAID SECTION 1-B FOR POB TH N24DEG02' 58"E 107.91 FT TH 204.23 FT ALG ARC OF CV L RAD 460 FT CHD S53DEG13' 53"E 2 02.56 FT TH ALG NLY BDY OF SAID LOT 1 BLK 2 210.91 FT ALG ARC OF CV L RAD 340 FT CHD N83DEG43' 04"W 207.50 FT TO POB OR 9234 PG 1626

**Tax Lot:** 2

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x12	First	12	12
Kitchen	12x13	First	13	12
Living Room	17x12	First	12	17

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Fencing/Lighting/Alarms, Smoke Detector(s)

**WindowFeatures:** Storm Window(s), Tinted Windows

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

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Dog Park, Gated Community - No Guard, Pool, Sidewalks, Wheelchair Access

**ExteriorFeatures:** Balcony, Other, Outdoor Grill, Sidewalk

**Features:** Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

## Building Details

**ArchitecturalStyle:** Coastal, Contemporary, Custom, Elevated, Florida, Other

**Heating:** Central, Electric

**Roof:** Membrane

**NewConstructionYN:** Yes

**Exterior material:** Block



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## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** See Remarks



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