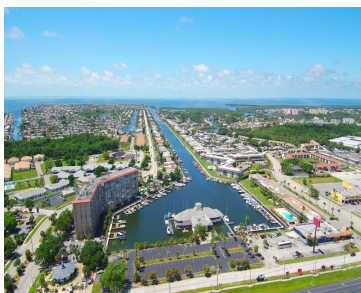


5015 US HIGHWAY 19 NEW PORT RICHEY FL 34652

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:** MFRW7872745



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/W7872745>

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## Basics

<b>Unit Number:</b> 106	<b>Bathrooms Full:</b> 2
<b>Date added:</b> Added 3 days ago	<b>Category:</b> Condominium
<b>Type:</b> Residential	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> 6 floors	<b>Area, sq ft:</b> 1346 sq ft
<b>Lot size, sq ft:</b> 159710 sq ft	<b>Year built:</b> 2026
<b>UnitNumber:</b> 106	<b>View:</b> Pool, Water
<b>SubdivisionName:</b> FLOR A MAR	<b>ListOfficeName:</b> KELLER WILLIAMS REALTY- PALM H
<b>GarageSpaces:</b> 1	<b>ListAOR:</b> mfrmls

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## Location Details

<b>Township:</b> 26	<b>Road Surface Type:</b> Asphalt
<b>Elementary School:</b> Richey Elementary School	<b>Middle Or Junior School:</b> Gulf Middle-PO
<b>High School:</b> Gulf High-PO	

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## Property Features



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**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 Available, Electricity Available, Fire Hydrant, 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

<b>Association YN:</b> Yes	<b>Association Fee:</b> 557
<b>Association Fee Frequency:</b> Monthly	<b>Association Fee Includes:</b> Cable TV, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Sewer, Trash, Water
<b>Association Amenities:</b> Cable TV, Elevator(s), Gated, Pickleball Court(s), Pool, Wheelchair Access	<b>Community Features:</b> Deed Restrictions, Dog Park, Gated Community - No Guard, Pool, Sidewalks, Wheelchair Access, Street Lights

# Fees&Taxes

<b>Tax Year:</b> 2023	<b>Tax Annual Amount:</b> \$8,000
<b>Tax Legal Description:</b> 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	<b>Tax Lot:</b> 2

# Rooms

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 Available, Electricity Available, Fire Hydrant, 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, Street Lights

**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

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** See Remarks



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