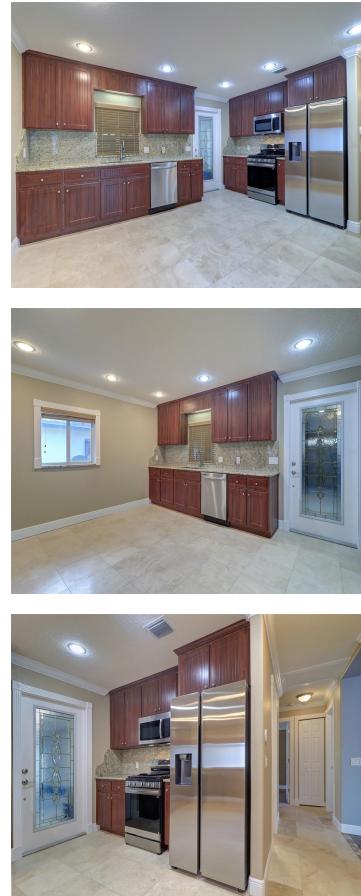


5449 MANATEE POINT DRIVE NEW PORT RICHEY FL 34652

<https://candiscarmichael.com>



Discover this stunningly renovated Cotee Riverfront residence with 65 feet of composite board dock, a floating dock, two boat lifts, (24,000/8,000 PDS) and a paver lounge area, this home offers unparalleled access to the ever-active Cotee River. A spacious 20x30 oversized garage with extra Storage accommodates all your toys, complemented by an additional paved parking [...] ✖

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2748 sq ft

Courtesy of

Listing Office: RE/MAX REALTEC GROUP INC

Status: Active

Office ID: MFR260000706

MLS ID: MFRTB8376557



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://fusion.realtourvision.com/idx/281198>

Basics

Bathrooms Full: 3 **Date added:** Added 3 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 3 beds **Bathrooms:** 3 baths

Half baths: 0 half baths **Floors:** 2 floors

Area, sq ft: 2748 sq ft **Lot size, sq ft:** 6736 sq ft

Year built: 1957 **View:** Water

SubdivisionName: SUNSET POINT ADD **ListOfficeName:** RE/MAX REALTEC GROUP INC

GarageSpaces: 2 **ListAOR:** mfrmls

Location Details

Township: 25S **Road Surface Type:** Paved

Road Responsibility: Public Maintained Road **Elementary School:** Richey Elementary School

Middle Or Junior School: Gulf Middle-PO **High School:** Gulf High-PO

Property Features



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Interior Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Solid Surface Counters, Walk-In Closet(s)

Flooring: Ceramic Tile, Hardwood

Patio And Porch Features: Covered, Deck, Patio

Waterfront Features: River Front

Fireplace Features: Gas

Garage YN: Yes

Garage Spaces: 2

Roof: Metal

Utilities: BB/HS Internet Available, Propane, Sewer Connected, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cul-De-Sac, Flood Insurance Required, FloodZone, Irregular Lot, Landscaped, Paved

Appliances: Dishwasher, Electric Water Heater, Range, Range Hood

Laundry Features: In Garage, Laundry Room

Waterfront YN: Yes

Fireplace YN: Yes

Parking Features: Bath In Garage, Driveway, Garage Door Opener

Attached Garage YN: Yes

Exterior Features: Balcony, Private Mailbox, Rain Gutters

Architectural Style: Florida

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: SUNSET POINT ADD

Levels: Two

Foundation Details: Slab

Parcel Number: 16-25-32-041.0-000.00-001.0

Direction Faces: South

Construction Materials: Block, Frame

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount:
\$5,309

Tax Legal Description: SUNSET POINT ADDITION NO 3 PB 5 PG 68 WEST 5.30 FT OF LOT 9A & SUNSET POINT ADDITION NO 2 PB 5 PG 8 ALL OF LOT 1 & POR OF LOT 2 ALL BEING DESC AS COM AT SW COR OF LOT 9-A FOR POB BEING ON ELY BDY OF LOT 1 TH ALG ELY BDY SOUTH 13.00 FT TO SE COR OF LOT 1 TH ALG SOUTH BDY OF LOTS 1 & 2 N89DEG 51' 00"W 41.65 FT TH N13DEG41' 30"W 111.00 FT TO BANK OF RIVER FOR POINT A TH RETURN TO POB TH EAST 5.30 FT TH NORTH PARALLEL TO WEST BDY OF LOT 9A 86.00 FT TO BANK OF RIVER TH MEANDER BANK OF RIVER NWLY & V A CATED POR OF R/W OF MANATEE POINT DR (CIRCLE DR PER PLAT) DESC AS COM AT SE COR OF LOT 1 FOR POB TH SOUTH 59.00 FT TH 74.51 FT ALG ARC OF CURVE LEFT RADIUS 59.00 FT CHD BRG & DIST N36DEG01' 48"W 69.66 FT TH N13DEG41' 30"W 2.86 FT TH S89DEG51' 00"E

Tax Lot: 9A

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x22	Second	22	15
Bathroom 2	11x10	First	10	11
Bathroom 3	12x15	First	15	12
Kitchen	15x13	First	13	15
Great Room	33x25	First	25	33
Dining Room	16x15	First	15	16
Laundry		First		
Balcony/Porch/Lanai	12x12	First	12	12
Balcony/Porch/Lanai	18x12	Second	12	18

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Balcony, Private Mailbox, Rain Gutters

Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Gas, Solid Surface Counters, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Utilities: BB/HS Internet Available, Propane, Sewer Connected, Water Connected

Amenities: Dishwasher, Electric Water Heater, Range, Range Hood



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Building Details

ArchitecturalStyle: Florida **NewConstructionYN:** No

Heating: Central, Electric **Exterior material:** Block, Frame

Roof: Metal

Parking: Bath In Garage, Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Supra Lock Box, Call Before Showing, Lock Box
Electronic-CBS Code Required



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