

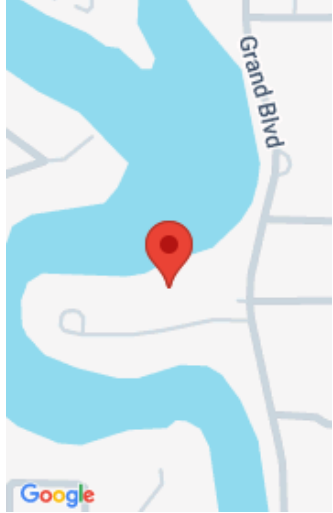
# 5531 MANATEE POINT DRIVE NEW PORT RICHEY FL 34652

<https://candiscarmichael.com>



Welcome to your slice of paradise on the stunning Cottee River! Situated on a quarter-acre lot, this property boasts everything you need for relaxation and entertainment. This unique waterfront home offers an unparalleled Florida living experience, combining luxury, convenience, and breathtaking water views. Nature lovers will delight in the opportunity to spot gentle manatees and [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3258 sq ft



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

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

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRU8229695

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/U8229695>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 11503 sq ft

**SubdivisionName:** SUNSET POINT ADD

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 3258 sq ft

**Year built:** 1961

**ListOfficeName:** KELLER WILLIAMS REALTY- PALM H

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Attic Fan, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Skylight(s), Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Hardwood, Laminate, Tile

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 1

**Roof:** Other, Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Refrigerator, Washer, Water Softener

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

**Pool Features:** Gunite, In Ground, Tile

**Waterfront Features:** Bay/Harbor, Brackish Water, Canal - Brackish, Canal - Saltwater, Gulf/Ocean, Gulf/Ocean to Bay, Intracoastal Waterway, River Front

**Attached Garage YN:** Yes

**Exterior Features:** Balcony, Private Mailbox, Rain Gutters, Sliding Doors

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

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** SUNSET POINT ADD

**Levels:** Two

**Foundation Details:** Block

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

**Parcel Number:** 32-25-16-0420-00000-04A0

**Direction Faces:** South

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$4,989

**Tax Legal Description:** SUNSET POINT ADDITION #3 PB 5 PG 68 LOT 4A OR 8677 PG 1360

**Tax Lot:** 4A



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# Green Building Info

**Green Energy Efficient:** Windows

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	34x18	Second	18	34
Kitchen		First		
Living Room		First		

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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Balcony, Private Mailbox, Rain Gutters, Sliding Doors

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

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**PoolFeatures:** Gunite, In Ground, Tile

**Features:** Attic Fan, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Skylight(s), Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Other, Shingle

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Lead Paint, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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