

5968 AQUA RESERVE BOULEVARD NEW PORT RICHEY FL 34652

<https://candiscarmichael.com>



\$1,150,000

One or more photo(s) has been virtually staged. Under Construction. New Construction Introducing Aqua Reserve, a limited collection of just thirty two boutique townhome residences within a private gated waterfront community, each including a deeded boat slip, thoughtfully designed for those who value privacy, panoramic water views and refined coastal living. A rare opportunity to [...]

- 3 beds
- 4 baths
- Residential
- Townhouse
- Active
- 2550 sq ft



Courtesy of

Listing Office: COLDWELL BANKER REALTY

Status: Active

Office ID: MFR639511

MLS ID: MFRTB8485261



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8485261>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2550 sq ft

Year built: 2025

SubdivisionName: AQUA RESERVE
TOWNHOMES

GarageSpaces: 2

Bathrooms Half: 2

Category: Townhouse

Bedrooms: 3 beds

Half baths: 2 half baths

Lot size, sq ft: 1175 sq ft

View: Pool, Trees/Woods, Water

ListOfficeName: COLDWELL BANKER REALTY

ListAOR: mfrmls

Location Details

Township: 26S

Road Responsibility: Private Maintained Road

Middle Or Junior School: Gulf Middle-PO

Road Surface Type: Asphalt

Elementary School: Richey Elementary
School

High School: Gulf High-PO

Property Features



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Interior Features: Eat-in Kitchen, Elevator, Open Floorplan, Primary Bedroom Upstairs, Split Bedroom, Walk-In Closet(s), Wet Bar

Flooring: Luxury Vinyl, Tile

Waterfront YN: Yes

Parking Features: Ground Level, Guest, Tandem

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Shingle

Window Features: Insulated Windows, Storm Window(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected

Water Source: Public

Cooling: Central Air, Zoned

Furnished: Unfurnished

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Tankless Water Heater, Washer

Laundry Features: Gas Dryer Hookup, Washer Hookup

Waterfront Features: Canal - Saltwater

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Storage, Tennis Court(s)

Security Features: Gated Community

Architectural Style: Contemporary

View: Pool, Trees/Woods, Water

Sewer: Public Sewer

Heating: Electric

Lot Features: Flood Insurance Required, FloodZone, In County, Landscaped, Level, Sidewalk, Paved, Private

Property Details

Subdivision Name: AQUA RESERVE TOWNHOMES

Levels: Three Or More

New Construction YN: Yes

Foundation Details: Pillar/Post/Pier, Stem Wall

Listing Terms: Cash, Conventional

Parcel Number: 07-26-16-0510-00000-0030

Direction Faces: Southwest

Builder Name: Hudson Bay Developers

Construction Materials: Block, Stucco, Frame

Property Condition: Under Construction

Association Information



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Association YN: Yes

Association Fee: 639

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Escrow Reserves Fund, Maintenance Grounds, Private Road

Association Amenities: Pickleball Court(s)

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025 **Tax Legal Description:** LOT 3, AQUA RESERVE TOWNHOMES, AS RECORDED IN PLAT BOOK 101, PAGE 45-50 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Tax Lot: 3

Rooms

Room type	Dimensions	Level
Living Room	20x12	Second
Kitchen	12x15	Second
Bedroom 3	12x15	Third
Bedroom 2		Third
Primary Bedroom		Third
Loft		Upper



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Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

WindowFeatures: Insulated Windows, Storm Window(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Tankless Water Heater, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Zoned

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks

ExteriorFeatures: Balcony, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Storage, Tennis Court(s)

Features: Eat-in Kitchen, Elevator, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Walk-In Closet(s), Wet Bar

Building Details

ArchitecturalStyle: Contemporary

Heating: Electric

Roof: Shingle

NewConstructionYN: Yes

Exterior material: Block, Frame, Stucco

Parking: Ground Level, Guest, Tandem

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Appointment Only, See Remarks, ShowingTime

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



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