

6207 CLAIRE DE LUNE COURT NEW PORT RICHEY FL 34655
https://candiscarmichael.com



\$25,000 PRICE ADJUSTMENT...Situating on a nearly one-acre estate-sized homesite on a quiet cul-de-sac within the gated community of Riviera, this timeless executive estate offers an exceptional blend of elegant architecture, expansive living spaces, and the privacy that defines luxury living. From the moment you arrive, the sweeping circular driveway, manicured landscaping, and stately columned front [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3467 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8476747



Call us now

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



Description

Virtual Tour: <https://vimeo.com/1172977338>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3467 sq ft

Year built: 1999

SubdivisionName: RIVIERA

GarageSpaces: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 33832 sq ft

View: Pool, Trees/Woods

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 26

Elementary School: Trinity Oaks Elementary

High School: J.W. Mitchell High-PO

Road Surface Type: Paved

Middle Or Junior School: Seven Springs Middle-PO

Property Features



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Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Concrete, Laminate

Patio And Porch Features: Covered, Enclosed

Pool Features: Gunite, Heated, In Ground, Pool Sweep, Salt Water, Screen Enclosure

Spa Features: Heated

Fireplace Features: Family Room, Wood Burning

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Fire Pit, Lighting, Private Mailbox, Sidewalk

Roof: Shingle

Architectural Style: Contemporary

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air, Zoned

Furnished: Negotiable

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Fireplace YN: Yes

Parking Features: Circular Driveway, Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced

Security Features: Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Public, Sprinkler Meter

View: Pool, Trees/Woods

Sewer: Septic Tank

Heating: Central, Electric, Zoned

Lot Features: Cul-De-Sac, Landscaped, Level, Sidewalk, Paved, Private

Property Details

Subdivision Name: RIVIERA

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 33-26-16-0010-00000-0090

Direction Faces: Southwest

Construction Materials: Block, Stucco



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Association Information

Association YN: Yes	Association Fee: 605
Association Fee Frequency: Quarterly	Association Fee Includes: Escrow Reserves Fund, Maintenance Grounds, Management, Private Road, Trash
Association Amenities: Gated	Community Features: Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Street Lights

Fees&Taxes

Tax Year: 2025	Tax Annual Amount: \$8,320
Tax Legal Description: RIVIERA PB 28 PGS 23-27 LOT 9 OR 3400 PG 1047	Tax Lot: 9

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	15x18	First	18	15
Living Room	13x18	First	18	13
Family Room	18x18	First	18	18
Primary Bedroom	14x25	First	25	14
Primary Bathroom	8x10	First	10	8
Bedroom 2	10x11	First	11	10
Bedroom 3	12x12	First	12	12
Bedroom 4	13x13	First	13	13
Bedroom 5	9x13	First	13	9
Bathroom 2	8x8	First	8	8
Bathroom 3	5x11	First	11	5
Dining Room	11x15	First	15	11
Balcony/Porch/Lanai	45x45	First	45	45
Laundry	6x10	First	10	6



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated

CommunityFeatures: Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Street Lights

PoolFeatures: Gunite, Heated, In Ground, Pool Sweep, Salt Water, Screen Enclosure

Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Family Room, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments, Wood Burning

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air, Zoned

Security Features: Smoke Detector(s)

ExteriorFeatures: Fire Pit, Lighting, Private Mailbox, Sidewalk

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Public, Sprinkler Meter

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Softener

Building Details

ArchitecturalStyle: Contemporary **NewConstructionYN:** No

Heating: Central, Electric, Zoned **Exterior material:** Block, Stucco

Roof: Shingle **Parking:** Circular Driveway, Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Fire Pit, Irrigation Equipment

Showing Requirements: Appointment Only, Contact Call Center, Gate Code Required, Lock Box Electronic-CBS Code Required, See Remarks



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