

# 6321 GARLAND COURT NEW PORT RICHEY FL 34652

<https://candiscarmichael.com>



**\$850,000**



Waterfront luxury with peace of mind, new roof January 2025! Perched 14 feet above sea level, this elevated waterfront retreat delivers breathtaking Gulf views along with exceptional storm protection. Meticulously updated, the home features a new roof (2025), new HVAC system (2022), hot water heater (2018) and a 10,000-pound boat lift with electric (2018), ideal [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2294 sq ft



## Courtesy of

**Listing Office:** PREMIER SOTHEBY'S INTL REALTY

**Status:** Active

**Office ID:** MFR260033547

**MLS ID:** MFRTB8472915



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Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8472915>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2294 sq ft

**Year built:** 1984

**SubdivisionName:** GULF HARBORS SEA FOREST

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 7085 sq ft

**View:** Water

**ListOfficeName:** PREMIER SOTHEBY'S INTL REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Elementary School:** Richey Elementary School

**High School:** Gulf High-PO

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Solid Wood Cabinets, Thermostat, Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Enclosed, Rear Porch

**Waterfront Features:** Canal - Saltwater, Gulf/Ocean

**Fireplace Features:** Wood Burning

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Flood Insurance Required, Landscaped

**Appliances:** Dishwasher, Disposal, Ice Maker, Microwave, Range Hood, Refrigerator, Water Softener

**Laundry Features:** Laundry Room

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Window Features:** Blinds, Window Treatments

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** GULF HARBORS SEA FOREST

**Levels:** Three Or More

**Foundation Details:** Slab

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

**Parcel Number:** 06-26-16-001B-00000-1820

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information



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**Association YN:** Yes

**Association Fee:** 90

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Pool, Escrow Reserves Fund, Insurance, Management

**Association Amenities:** Clubhouse, Pool, Spa/Hot Tub, Tennis Court(s)

**Community Features:** Clubhouse, Pool, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$5,686

**Tax Legal Description:** GULF HARBORS SEA FOREST UNIT 1B PB  
21 PGS 128-131 LOT 182 OR 9374 PG 0074

**Tax Lot:** 182

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	22x14	Second	14	22
Kitchen	15x9	Second	9	15
Primary Bedroom	18x13	Second	13	18
Primary Bathroom	13x9	Second	9	13
Bedroom 2	11x11	Second	11	11
Bedroom 3	11x11	Third	11	11
Bedroom 4	13x12	First	12	13
Bathroom 2	10x5	Second	5	10
Bathroom 3	12x8	First	8	12
Laundry	6x5	First	5	6
Balcony/Porch/Lanai	22x10	Second	10	22
Balcony/Porch/Lanai	22x10	Third	10	22
Bonus Room	22x13	First	13	22

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Pool, Tennis Court(s)

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

**Features:** Ceiling Fans(s), High Ceilings, Solid Wood Cabinets, Thermostat, Window Treatments, Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Blinds, Window Treatments

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Ice Maker, Microwave, Range Hood, Refrigerator, Water Softener

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Supra Lock Box

**Occupant Type:** Vacant



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