

6338 SPRING FLOWER DRIVE NEW PORT RICHEY FL 34653

https://candiscarmichael.com



Welcome to Sunnybrook! This is a gated 55+ community, known for its active lifestyle and beautifully maintained grounds. Step inside and you'll immediately notice how bright and inviting the space feels. The living area is open and comfortable, featuring wood-like flooring that flows effortlessly and leads you straight to the sliding glass doors. These open [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 835 sq ft



Courtesy of

**Listing Office:** RE/MAX REALTEC GROUP INC  
**Status:** Active

**Office ID:** MFR260000706  
**MLS ID:** MFRTB8460246



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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8460246>

---

## Basics

**Unit Number:** 21

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 835 sq ft

**Year built:** 1986

**SubdivisionName:** SUNNYBROOK CONDO 07

**ListAOR:** mfrmls

**Bathrooms Full:** 1

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 21

**ListOfficeName:** RE/MAX REALTEC GROUP INC

---

## Location Details

**Township:** 26S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Vaulted Ceiling(s)

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Patio, Screened

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Public

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Parking Features:** Guest

**Exterior Features:** Sidewalk, Sliding Doors

**Window Features:** Blinds

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Sidewalk, Paved, Private

---

## Property Details

**Subdivision Name:** SUNNYBROOK CONDO 07

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 16-26-16-0110-01100-0210

**Direction Faces:** North

**Construction Materials:** Block, Stucco

**Property Condition:** Fixer

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Gated, Pickleball Court(s), Pool, Tennis Court(s)

**Association Fee:** 301

**Association Fee Includes:** Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Private Road, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Gated Community - No Guard, Pool, Tennis Court(s)

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Legal Description:** SUNNYBROOK VII A CONDOMINIUM CB 2  
PGS 131 - 133 BLDG 11 UNIT 21 AND COMMON ELEMENTS OR 9100  
PG 2413

**Tax Annual Amount:**  
\$1,757

**Tax Lot:** 21

## Rooms

| Room type       | Level |
|-----------------|-------|
| Primary Bedroom | First |
| Kitchen         | First |
| Great Room      | First |

## Amenities & Features

- Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Gated Community - No Guard, Pool, Tennis Court(s)

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Vaulted Ceiling(s)
- GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Guest

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Gate Code Required, Lock Box Electronic, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE