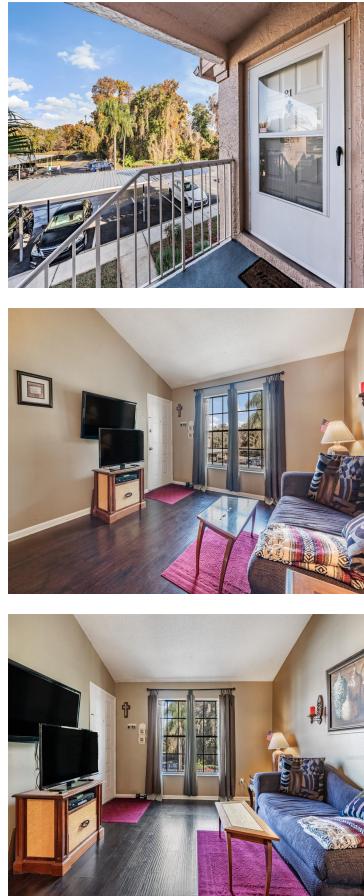


6338 SPRING FLOWER DRIVE NEW PORT RICHEY FL 34653

<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



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

Basics

Unit Number: 21

Bathrooms Full: 1

Bathrooms Half: 1

Date added: Added 3 hours ago

Category: Condominium

Type: Residential

Bedrooms: 2 beds

Bathrooms: 2 baths

Half baths: 1 half bath

Floors: 2 floors

Area, sq ft: 835 sq ft

Lot size, sq ft: 0 sq ft

Year built: 1986

UnitNumber: 21

SubdivisionName: SUNNYBROOK CONDO 07 **ListOfficeName:** RE/MAX REALTEC GROUP INC

ListAOR: mfrmls

Location Details

Township: 26S

Road Surface Type: Paved

Road Responsibility: Private Maintained Road

Property Features



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

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

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Laundry Features: Inside

Patio And Porch Features: Covered, Patio, Screened

Parking Features: Guest

Pets Allowed: Yes

Exterior Features: Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Blinds

Utilities: Cable Available, Electricity Connected, Public

Vegetation: Mature Landscaping

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Lot Features: Sidewalk, Paved, Private

Property Details

Subdivision Name: SUNNYBROOK CONDO 07

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

Levels: One

Direction Faces: North

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional

Property Condition: Fixer

Association Information

Association YN: Yes

Association Fee: 301

Association Fee Frequency:

Monthly

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

Association Amenities:

Clubhouse, Gated, Pickleball Court(s), Pool, Tennis Court(s)

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

Fees&Taxes



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Email: RealtorCandis@gmail.com



Tax Year: 2025

Tax Annual Amount:
\$1,757

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

Tax Lot: 21

Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Great Room	First

Amenities & Features

Waterfront available: No

GarageYN: No

AttachedGarageYN: No

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

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

WindowFeatures: Blinds

ExteriorFeatures: Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Connected, Public

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

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

Building Details



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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



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