

6421 REMUS DRIVE NEW PORT RICHEY FL 34653

https://candiscarmichael.com



Discover carefree Florida living in this FURNISHED 2-bed, 2-bath villa, located in sought after Briar Patch 55+ Community, with an attached garage and high ceilings. A bright kitchen overlooks the open living and dining areas, while an indoor laundry closet with full-size washer and dryer adds everyday convenience. Sip morning coffee from your covered, screened [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 964 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFROM705359



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/OM705359>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 2320 sq ft

**SubdivisionName:** BRIAR PATCH

**GarageSpaces:** 1

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 964 sq ft

**Year built:** 1991

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Garden, Rain Gutters, Sidewalk, Sliding Doors

**Window Features:** Skylight(s), Blinds

**Water Source:** Public

**Cooling:** Central Air

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

**Laundry Features:** Inside

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Roof:** Shingle

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

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** BRIAR PATCH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-16-009A-00000-0380

**Direction Faces:** South

**Construction Materials:** Block, Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 215

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Management, Sewer, Trash

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Golf Carts OK, Pool, Sidewalks, Street Lights



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# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,488

**Tax Legal Description:** BRIAR PATCH UNIT TWO PB 26 PG 24-26 LOT 38 OR 8119 PG 1500

**Tax Lot:** 38

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x12	First	12	13
Primary Bedroom	13x12	First	12	13
Primary Bathroom	5x9	First	9	5
Bathroom 2	5x8	First	8	5
Dining Room	10x6	First	6	10
Kitchen	10x8	First	8	10
Bedroom 2	11x11	First	11	11
Balcony/Porch/Lanai	10x10	First	10	10

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Golf Carts OK, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Garden, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s), Blinds

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

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Appointment Only, ShowingTime

**Occupant Type:** Vacant



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