

# 6424 REMUS DRIVE NEW PORT RICHEY FL 34653

<https://candiscarmichael.com>



**\$193,000**



One or more photo(s) has been virtually staged. Welcome home to this beautiful 2-bedroom, 2-bathroom home with a one-car garage, ideally situated in the highly desirable 55+ community of Briar Patch in New Port Richey. From the moment you arrive, you'll appreciate the inviting oversized front porch—perfect for enjoying your morning coffee or unwinding with [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1368 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRTB8482007



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8482007>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 3124 sq ft

**SubdivisionName:** BRIAR PATCH

**GarageSpaces:** 1

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1368 sq ft

**Year built:** 1991

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

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## Property Features



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

**Flooring:** Carpet, Laminate, Vinyl

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Range, Range Hood, Refrigerator

**Laundry Features:** Laundry Closet, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Rain Gutters, Sliding Doors

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** BRIAR PATCH

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-16-009.A-000.00-080.0

**Direction Faces:** North

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Buyer Approval Required, Deed Restrictions, Pool, Sidewalks

**Association Fee:** 230

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$1,045

**Tax Legal Description:** BRIAR PATCH UNIT TWO PB 26 PG  
24-26 LOT 80

**Tax Lot:** 80

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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	8x14	First	14	8
Living Room	12x13	First	13	12
Primary Bedroom	18x11	Second	11	18

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Deed Restrictions, Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Range, Range Hood, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), Thermostat

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Lock Box Coded, See Remarks,  
Showing Time



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