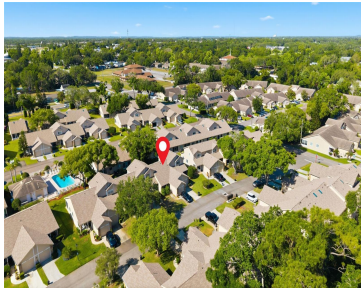


# 6516 REMUS DRIVE NEW PORT RICHEY FL 34653

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. After being off the market for over a month, the property has been newly painted and updated, and is now ready for a new owner! Welcome to this beautifully maintained 2-bedroom, 2-bathroom villa in the desirable maintenance-free 55+ community of Briar Patch. Enjoy your morning coffee on [...]

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



## Courtesy of

**Listing Office:** SMITH & ASSOCIATES REAL ESTATE

**Status:** Active

**Office ID:** MFR616100

**MLS ID:** MFRTB8374204



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8374204>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**Year built:** 1988

**ListOfficeName:** SMITH & ASSOCIATES REAL ESTATE

**ListAOR:** mfrmls

**Date added:** Added 7 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 2419 sq ft

**SubdivisionName:** BRIAR PATCH

**GarageSpaces:** 1

---

## Location Details

**Township:** 26

**Road Surface Type:** Paved

---

## Property Features



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

**Flooring:** Tile

**Parking Features:** Driveway, Garage Door Opener, Ground Level, Guest

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Garden, Lighting, Rain Gutters, Sidewalk

**Window Features:** Skylight(s)

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Sidewalk

---

## Property Details

**Subdivision Name:** BRIAR PATCH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-16-0090-00000-0640

**Direction Faces:** North

**Construction Materials:** Block

---

## Association Information

**Association YN:** Yes

**Association Fee:** 215

**Association Fee Frequency:** Monthly **Community Features:** Pool, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,254

**Tax Legal Description:** BRIAR PATCH UNIT ONE PB 24 PGS 79-81 LOT 64

**Tax Lot:** 64



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# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12x13	First	13	12
Dining Room	7x12	First	12	7
Kitchen	8x12	First	12	8
Primary Bedroom	11x14	First	14	11
Primary Bathroom	5x9	First	9	5
Bedroom 2	10x11	First	11	10
Bathroom 2	5x8	First	8	5

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Garden, Lighting, Rain Gutters, Sidewalk

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s)

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

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Garage Door Opener, Ground Level, Guest

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Lockbox, ShowingTime



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