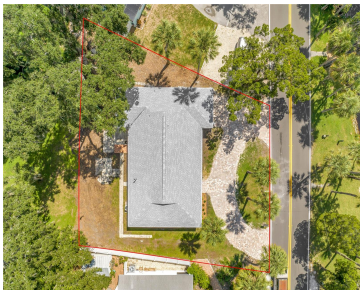
7204 GRAND BOULEVARD NEW PORT RICHEY FL 34652

https://candiscarmichael.com









Virtually Staged. Cotee River waterfront living in a beautifully updated ranch-style home. This 3-bedroom, 2-bath block construction residence offers approximately 1,740 sq. ft. with a desirable split-bedroom floor plan and open-concept living spaces designed for comfortable everyday living and entertaining. An oversized 1-car garage and newly paved circular driveway provide convenience and excellent curb appeal. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1740 sq ft

Courtesy of

Listing Office: MICHAEL SAUNDERS & COMPANY

Office ID: MFR260061309

Status: Active

MLS ID: MFRTB8550151

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Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2
Date added: Added 38 minutes ago
Category: Single Family Residence
Type: Residential
Bedrooms: 3 beds
Bathrooms: 2 baths
Half baths: 0 half baths
Floors: 1 floor
Area, sq ft: 1740 sq ft
Lot size, sq ft: 11710 sq ft
Year built: 1953
View: Water
SubdivisionName: ACREAGE
ListOfficeName: MICHAEL SAUNDERS & COMPANY
GarageSpaces: 1
ListAOR: mfrmls

Location Details

Township: 25S
Road Surface Type: Asphalt, Paved
Elementary School: Richey Elementary School
Middle Or Junior School: Gulf Middle-PO
High School: Gulf High-PO

Property Features

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Interior Features: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator

Flooring: Tile

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Waterfront YN: Yes

Waterfront Features: River Front

Parking Features: Circular Driveway, Driveway

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 1

Exterior Features: Storage

Roof: Shingle

Window Features: Insulated Windows

Architectural Style: Ranch

Utilities: Cable Available, Electricity Connected, Water Connected

View: Water

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Furnished: Unfurnished

Lot Features: Flood Insurance Required, FloodZone, Landscaped, Level

Property Details

Subdivision Name: ACREAGE

Parcel Number: 16-25-32-000.0-083.00-001.0

Levels: One

Direction Faces: West

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $5,130

Tax Legal Description: COM AT NE COR OF SW1/4 OF SE1/4 TH SOUTH 59.33 FT TH WEST 398.75 FT TH S24DG 50' 30"E 70 FT FOR POB TH CONT S24DG 50' 30"E 110 FT TH WEST 168 FT TO PITHLACHASCOTEE RIVER TH NLY ALG EAST BANK OF RIVER 63.4 FT TH N72DG 30' 30"E 170 FT TO POB EXC R/W FO R DIXIE HWY OR 9338 PG 0078

Tax Lot: 0010

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Rooms

Room type	Dimensions	Length	Width
Family Room	19x15	15	19
Dining Room	15x12	12	15
Kitchen	8x8	8	8
Dinette	9x7	7	9
Primary Bedroom	16x14	14	16
Bedroom 2	12x10	10	12
Bedroom 3	12.5x11	11	12.5
Laundry	9x8	8	9

Amenities & Features

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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Insulated Windows

Utilities: Cable Available, Electricity Connected, Water Connected

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Storage

Features: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator

Building Details

ArchitecturalStyle: Ranch

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Circular Driveway, Driveway

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Lock Box Electronic, ShowingTime

Home Warranty YN: Yes

Other Structures: Shed(s)

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