

# 7266 TROPICAL DRIVE WEEKI WACHEE FL 34607

<https://candiscarmichael.com>



Extraordinary opportunity to own a waterfront property off the Weeki Wachee River. Situated on a spacious lot and a half with approximately 80 feet of direct waterfront. Witness the captivating presence of manatees, dolphins and exotic birds in the comfort of your own backyard or private dock. Step inside to discover a beautifully updated 2 [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1624 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRTB8469717



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8469717>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1624 sq ft

**Year built:** 1963

**ListOfficeName:** KELLER WILLIAMS REALTY-  
PALM H

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 7740 sq ft

**SubdivisionName:** WEEKI WACHEE GARDENS  
ADD

**ListAOR:** mfrmls

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## Location Details

**Township:** 22S

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s), Solid Wood Cabinets, Stone Counters, Thermostat, Window Treatments

**Flooring:** Tile, Vinyl

**Carport YN:** Yes

**Exterior Features:** Balcony, French Doors, Lighting, Outdoor Shower, Rain Gutters

**Utilities:** Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Other

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Carport Spaces:** 2

**Roof:** Metal

**Water Source:** Public

**Cooling:** Mini-Split Unit(s)

**Furnished:** Negotiable



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## Property Details

**Subdivision Name:** WEEKI WACHEE GARDENS ADD **Parcel Number:** R32-222-17-4020-0000-0960

**Levels:** Multi/Split

**Direction Faces:** Northeast

**Foundation Details:** Block, Crawlspace, Slab

**Construction Materials:** Block, Stucco, Vinyl Siding, Frame

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$5,420

**Tax Legal Description:** LOT 96, WEEKI WACHEE GARDENS ADDITION, UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; TOGETHER WITH LOT 95, WEEKI WACHEE GARDENS ADDITION, UNIT 2, AS PER PLAT THEREOF RECORDS IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS THE NORTHERLY 25.58 FEET THEREOF A/K/A LOT 95-B

**Tax Lot:** 96

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	9x17	Third	17	9
Dinette	9x16	Third	16	9
Kitchen		Third		
Primary Bedroom	8x19	Second	19	8
Bedroom 2	9x10	Second	10	9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Balcony, French Doors, Lighting, Outdoor Shower, Rain Gutters

**Features:** Ceiling Fans(s), Solid Wood Cabinets, Stone Counters, Thermostat, Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Mini-Split Unit(s)

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame, Stucco, Vinyl Siding

**Heating:** Other

**Roof:** Metal

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** See Remarks



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