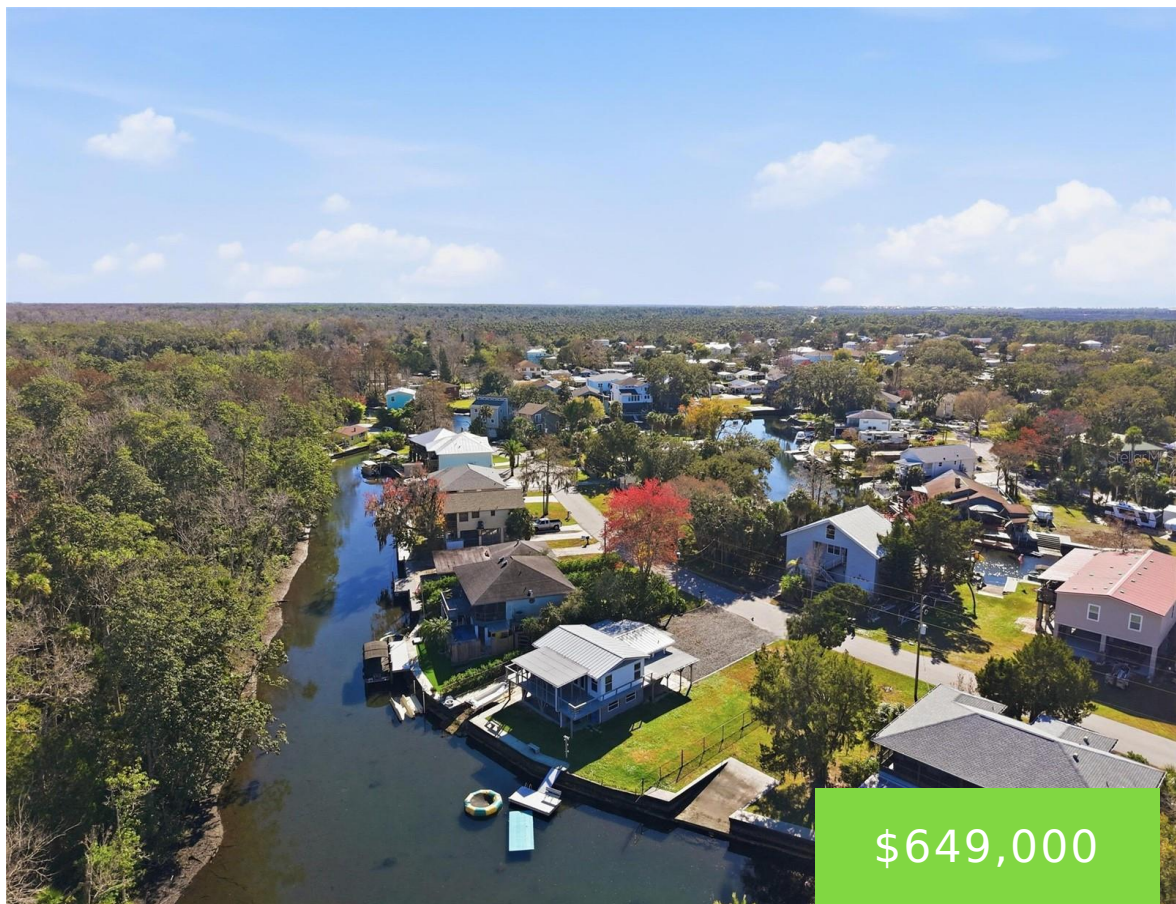


7266 TROPICAL DRIVE WEEKI WACHEE FL 34607

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 HARBOR

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRTB8526856



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8526856>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**View:** Trees/Woods, Water

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

**Date added:** Added 23 minutes ago

**Type:** Residential

**Bathrooms:** 2 baths

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

**Year built:** 1963

**SubdivisionName:** WEEKI WACHEE  
GARDENS ADD

**ListAOR:** mfrmls

---

## Location Details

**Township:** 22S

**Road Surface Type:** Asphalt

---

## Property Features



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

**Flooring:** Luxury Vinyl, Tile

**Waterfront YN:** Yes

**Carport YN:** Yes

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

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

**Water Source:** Public

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

**Furnished:** Negotiable

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

**Laundry Features:** Laundry Room

**Waterfront Features:** Brackish Water

**Carport Spaces:** 2

**Roof:** Metal

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Other

**Lot Features:** Paved

---

## 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

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

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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

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

# Amenities & Features

|                                                                                                      |                                                                                               |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Waterfront available:</b> Yes                                                                     | <b>GarageYN:</b> No                                                                           |
| <b>AttachedGarageYN:</b> No                                                                          | <b>FireplaceYN:</b> No                                                                        |
| <b>PoolPrivateYN:</b> No                                                                             | <b>Cooling:</b> Mini-Split Unit(s)                                                            |
| <b>ExteriorFeatures:</b> Balcony, French Doors, Lighting, Outdoor Shower, Rain Gutters               | <b>Utilities:</b> Electricity Connected, Sewer Connected, Water Connected                     |
| <b>Features:</b> Ceiling Fans(s), Solid Wood Cabinets, Stone Counters, Thermostat, Window Treatments | <b>Amenities:</b> Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator |

# Building Details

|                                                              |                       |
|--------------------------------------------------------------|-----------------------|
| <b>NewConstructionYN:</b> No                                 | <b>Heating:</b> Other |
| <b>Exterior material:</b> Block, Frame, Stucco, Vinyl Siding | <b>Roof:</b> Metal    |

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** See Remarks



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