

# 7305 GABERIA ROAD NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



\$460,000

Experience elevated Florida living in this stunning 3 bedroom, 2.5 bath townhome located in the highly sought-after Sabal at Wyndtree community, tucked away on a gated private cul-de-sac. This well designed home features granite countertops, stainless steel appliances, a gas range, perfect for everyday living and entertaining and a new AC (2024). The spacious primary [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2284 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8459877



## Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** [https://youtu.be/Cnik4\\_hT-bg](https://youtu.be/Cnik4_hT-bg)

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2351 sq ft

**SubdivisionName:** SABAL AT WYNDTREE

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2284 sq ft

**Year built:** 2005

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Elementary School:** Trinity Oaks Elementary

**High School:** J.W. Mitchell High-PO

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Seven Springs Middle-PO

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## Property Features



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

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Patio, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Entrance, Private Mailbox, Sliding Doors

**Window Features:** Skylight(s)

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cul-De-Sac, Private, Street Dead-End

**Appliances:** Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit

**Roof:** Tile

**Architectural Style:** Mediterranean

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** SABAL AT WYNDTREE

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-34-006.0-000.00-009.0

**Direction Faces:** Southwest

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 400

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Trash

**Community Features:** Association Recreation - Owned, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,242

**Tax Legal Description:** SABAL AT WYNDTREE PB 49 PG 007 LOT 9 OR 9533 PG 1526

**Tax Lot:** 9

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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	22x14	First	14	22
Kitchen	16x7	First	7	16
Primary Bedroom	11x17	First	17	11
Office	12x8	Second	8	12
Loft	29x14	Second	14	29

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Street Lights

**ExteriorFeatures:** Private Entrance, Private Mailbox, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, 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, Natural Gas Connected, Phone Available, Public, Sewer Connected, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater

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## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Entrance

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Gate Code Required, Lockbox, See Remarks, ShowingTime



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