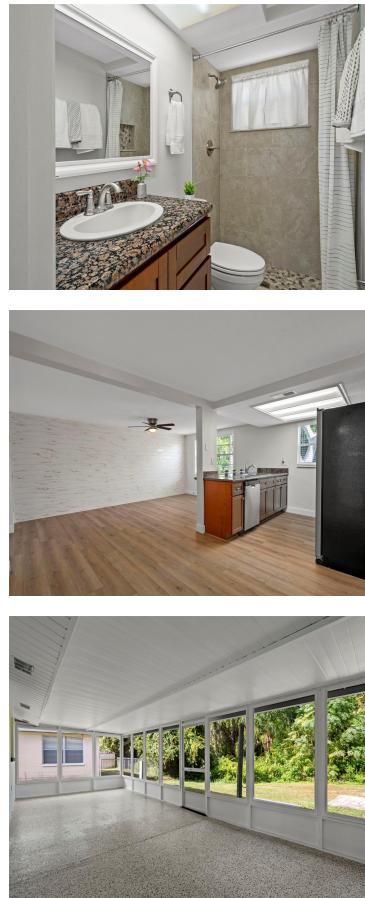


# 7801 RAINTREE DRIVE NEW PORT RICHEY FL 34653

<https://candiscarmichael.com>



MARKET ADJUSTMENT positions this MOVE-IN ready home as the BEST VALUE in the neighborhood!! This one wont last long at this price!! Come check out this beautifully remodeled home in the sought-after community of Magnolia Valley! This 2-bedroom, 2-bath, 1,290 sq/ft home offers NO REAR NEIGHBORS and an incredible list of upgrades throughout. From the [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1290 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRW7880018



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/W7880018>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1290 sq ft

**Year built:** 1974

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6857 sq ft

**SubdivisionName:** MAGNOLIA VALLEY

**GarageSpaces:** 1

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Rain Gutters, Sliding Doors

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Electric

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

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** MAGNOLIA VALLEY

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 16-25-34-081.0-020.00-005.0

**Direction Faces:** East

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 30

**Association Fee Frequency:** Annually

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,104

**Tax Legal Description:** MAGNOLIA VALLEY UNIT 5 PB 11 PG 136 **Tax Lot:** 5  
LOT 5 BLK 20 OR 9619 PG 1101

## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x11	First	11	15
Living Room	18x15	First	15	18
Kitchen	18x9	First	9	18
Dining Room	12x9	First	9	12

## Amenities & Features

<b>Waterfront available:</b> No	<b>GarageYN:</b> Yes
<b>AttachedGarageYN:</b> Yes	<b>FireplaceYN:</b> No
<b>PoolPrivateYN:</b> No	<b>Cooling:</b> Central Air
<b>ExteriorFeatures:</b> Rain Gutters, Sliding Doors	<b>Utilities:</b> Public
<b>Features:</b> Ceiling Fans(s)	<b>Amenities:</b> Dishwasher, Microwave, Range, Refrigerator

## Building Details

<b>NewConstructionYN:</b> No	<b>Heating:</b> Electric
<b>Exterior material:</b> Block, Stucco	<b>Roof:</b> Shingle

## Miscellaneous

<b>Ownership:</b> Fee Simple	<b>Occupant Type:</b> Vacant
<b>Showing Requirements:</b> ShowingTime	



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