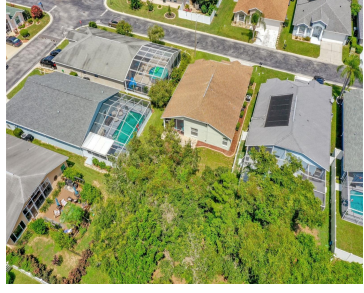


# 7949 FASHION LOOP NEW PORT RICHEY FL 34654

<https://candiscarmichael.com>



Welcome to this Beautiful 3 bedroom, 2 bath split floorplan home in Sabalwood. As you enter the open Kitchen and Living Room areas, you are greeted by high ceilings and gorgeous valance lighting throughout the living space. The kitchen has plenty of storage, including a pantry and eat-in dining space. The windows throughout the home [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1494 sq ft



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



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## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRT3545877

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5300 sq ft

**SubdivisionName:** SABALWOOD AT RIVER RIDGE

**GarageSpaces:** 2

**Date added:** Added 2 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1494 sq ft

**Year built:** 2002

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Road Surface Type:** Concrete

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Thermostat, Walk-In Closet(s)

**Flooring:** Tile, Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** SABALWOOD AT RIVER RIDGE

**Parcel Number:** 32-25-17-0130-00000-0440

**Levels:** One

**Direction Faces:** Northeast

**Foundation Details:** Block

**Construction Materials:** Block, Stucco

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 431

**Association Fee Frequency:** Quarterly **Association Fee Includes:** Cable TV, Internet, Trash

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$2,135

**Tax Legal Description:** SABALWOOD AT RIVER RIDGE PHASE 1  
PB 41 PG 007 LOT 44

**Tax Lot:** 0440



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## Rooms

Room type	Level
Primary Bathroom	First
Living Room	First
Kitchen	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Sliding Doors

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Microwave, Range, Refrigerator, Water Softener

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Before Showing, Call Listing Agent, See Remarks



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