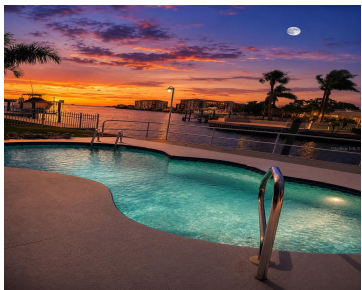
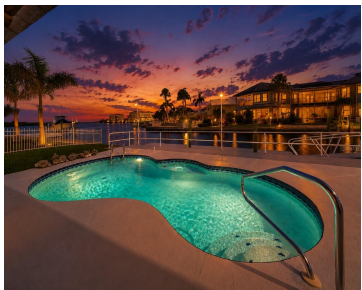
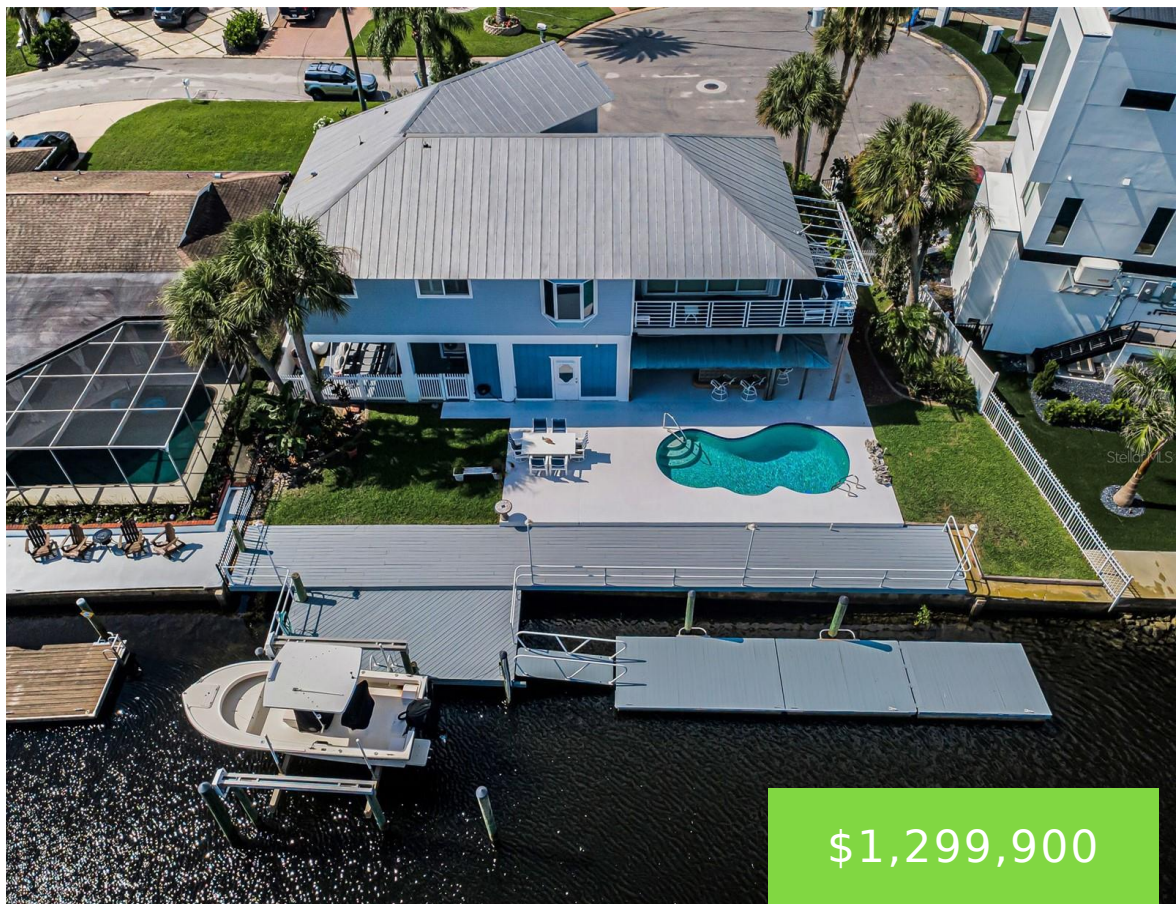


8001 BRIGHTON DRIVE PORT RICHEY FL 34668

https://candiscarmichael.com



Breathtaking Sunsets Approximately 1,770 square feet of coastal living await at this two-bedroom, two-and-a-half-bathroom house. Experience exceptional waterfront living with 95 feet of frontage on a deep-water canal, just 2 minutes from the open Gulf. Entertain guests at the covered outdoor kitchen and bar that overlooks the sparkling in-ground pool at the water's edge. The [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1769 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260010123

**MLS ID:** MFRTB8531157



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://virtual-tour.aryeo.com/sites/eppwpjyb/unbranded>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 12625 sq ft

**View:** Water, Gulf/Ocean - Partial

**ListOfficeName:** COLDWELL BANKER REALTY

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1769 sq ft

**Year built:** 1994

**SubdivisionName:** HARBOR ISLES

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Chasco Middle-PO

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Richey Elementary School

**High School:** Gulf High-PO

---

## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Wood

**Patio And Porch Features:** Other, Patio, Porch, Rear Porch

**Pool Features:** Gunite, In Ground, Outside Bath Access

**Waterfront Features:** Canal - Saltwater, Intracoastal Waterway

**Fireplace Features:** Family Room, Gas

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Fencing:** Fenced, Other, Vinyl

**Security Features:** Security System, Security System Owned

**Architectural Style:** Coastal, Contemporary, Custom, Elevated, Florida, Key West, Other

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air, Mini-Split Unit(s), Other

**Furnished:** Negotiable

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Bath In Garage, Boat, Covered, Driveway, Golf Cart Garage, Golf Cart Parking, Ground Level, Guest, Off Street, Oversized, Tandem, Basement, Workshop in Garage

**Carport Spaces:** 4

**Exterior Features:** Awning(s), Balcony, Hurricane Shutters, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Entrance, Private Mailbox, Private Yard, Sliding Doors, Storage

**Roof:** Metal

**Window Features:** Aluminum Frames, Double Pane Windows, Shades, Shutters

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

**View:** Water, Gulf/Ocean - Partial

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cul-De-Sac

---

## Property Details



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**Subdivision Name:** HARBOR ISLES

**Parcel Number:** 3025160010000000430

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Slab

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

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

**Property Condition:** Completed

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## Association Information

**Community Features:** Golf Carts OK, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,450

**Tax Legal Description:** See attached

**Tax Lot:** 43

---

## Rooms



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| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Living Room     | 18x22      | Second | 22     | 18    |
| Dining Room     | 10x13      | Second | 13     | 10    |
| Kitchen         | 11x11      | Second | 11     | 11    |
| Primary Bedroom |            | Second |        |       |
| Bedroom 2       | 11x11      | Second | 11     | 11    |
| Bedroom 3       | 11x14      | Second | 14     | 11    |

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Security Features:** Security System, Security System Owned

**WindowFeatures:** Aluminum Frames, Double Pane Windows, Shades, Shutters

**PoolFeatures:** Gunite, In Ground, Outside Bath Access

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Family Room, Gas, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air, Mini-Split Unit(s), Other

**CommunityFeatures:** Golf Carts OK, Street Lights

**ExteriorFeatures:** Awning(s), Balcony, Hurricane Shutters, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Entrance, Private Mailbox, Private Yard, Sliding Doors, Storage

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

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

---

## Building Details

**ArchitecturalStyle:** Coastal, Contemporary, Custom, Elevated, Florida, Key West, Other

**Heating:** Central, Electric

**Roof:** Metal

**NewConstructionYN:** No

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

**Parking:** Basement, Bath In Garage, Boat, Covered, Driveway, Golf Cart Garage, Golf Cart Parking, Ground Level, Guest, Off-street, Oversized, Tandem, Workshop in Garage

---

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Cabana,  
Outdoor Kitchen, Shed(s),  
Storage, Workshop

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment, Private Entrance,  
Private Yard

**Showing Requirements:** Coming Soon - Allowing  
Showings, Supra Lock Box, Call Before Showing, Lock Box  
Electronic-CBS Code Required, ShowingTime



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