

# 8249 CAPSTONE RANCH DRIVE NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



Welcome to your Dream Home in the highly sought after Bryant Square Community! This Community is located in Trinity Florida and the central location puts you within minutes of shopping, Schools, Places of worship, restaurants, Hospitals and more. \*Must add to your short list now as no detail has been overlooked in this wonderful property\* [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2954 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8477547



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://www.corelistingmachine.com/tour/titan/?id=9085417&version=unbranded&>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6580 sq ft

**SubdivisionName:** BRYANT SQUARE

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2954 sq ft

**Year built:** 2021

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Responsibility:** Public Maintained Road

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

**Road Surface Type:** Paved

**Elementary School:** Seven Springs  
Elementary-PO

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Other, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Laminate

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Window Features:** Blinds, ENERGY STAR Qualified Windows

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump, Natural Gas

**Lot Features:** Landscaped, Level, Sidewalk, Paved

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Wine Refrigerator

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

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Security Features:** Closed Circuit Camera(s), Security System, Security System Owned, Smoke Detector(s)

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** BRYANT SQUARE

**Levels:** Two

**Builder Name:** LENNAR HOMES

**Number Of Lots:** 1

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** 26-26-16-0100-00700-0020

**Direction Faces:** North

**Builder Model:** JUNEAU

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 152

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Pool

**Association Amenities:** Fence  
Restrictions, Park, Playground, Pool

**Community Features:** Community Mailbox, Deed  
Restrictions, Dog Park, Golf Carts OK, Irrigation-Reclaimed  
Water, Park, Playground, Pool, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$11,175

**Tax Other Annual Assessment Amount:** 3505

**Tax Legal Description:** BRYANT SQUARE

**Tax Lot:** 02

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## Green Building Info

**Green Energy Generation:** Solar

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	17x16	First	16	17
Kitchen	13x14	First	14	13
Dinette	17x10	First	10	17
Den	11x12	First	12	11
Primary Bedroom	14x17	First	17	14
Bedroom 2	14x12	Second	12	14
Bedroom 3	11x13	Second	13	11
Bedroom 4	12x12	Second	12	12
Loft	18x16	Second	16	18

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Closed Circuit Camera(s), Security System, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Blinds, ENERGY STAR Qualified Windows

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Dog Park, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Hurricane Shutters, Lighting, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Other, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Heat Pump, Natural Gas

**Exterior material:** Block, Stucco **Roof:** Shingle

**Parking:** Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only, See Remarks, ShowingTime

**Home Warranty YN:** Yes

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



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