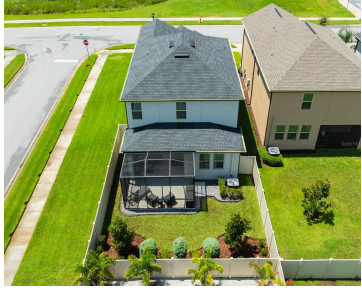


# 8625 WINNING FIELDS ROAD NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



SELLER OFFERING \$5000 CREDIT FOR MORTGAGE RATE BUYDOWN OR CLOSING COST ASSISTANCE! \*\*MAKE SURE TO VIEW THE ATTACHED AMAZING FLY THROUGH VIDEO OF THIS PROPERTY & THE AMENITY CENTER!\*\* This stunning 5 bedroom plus loft, 3.5 bath, 2 car garage home is located on a corner lot in Bryant Square, a master planned community in [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2466 sq ft



### Call us now

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



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## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRT3541254

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## Description

**Virtual Tour:** <https://yourmainagent.com/8625winningfieldsrd>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 4600 sq ft

**SubdivisionName:** BRYANT SQUARE

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2466 sq ft

**Year built:** 2021

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

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

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

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

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

**Attached Garage YN:** Yes

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

**Fencing:** Vinyl

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

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Level, Sidewalk

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

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Electric, Natural Gas

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## Property Details

**Subdivision Name:** BRYANT SQUARE

**Levels:** Two

**Builder Name:** Lennar

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-26-0090-01100-0010

**Direction Faces:** South

**Builder Model:** Massachusetts

**Construction Materials:** Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

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

**Association Fee:** 122

**Association Fee Includes:** Pool, Management, Recreational Facilities

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Playground, Pool, Sidewalks, Special Community Restrictions



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## Fees&Taxes

**Tax Year:** 2022

**Tax Annual Amount:** \$7,403

**Tax Other Annual Assessment Amount:** 2966

**Tax Legal Description:** MITCHELL 54 WEST PHASE 2  
RESIDENTIAL PB 82 PG 100 BLOCK 11 LOT 1

**Tax Lot:** 1

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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	18x9	First	9	18
Primary Bedroom	13x16	First	16	13
Living Room	15x14	First	14	15
Loft	12x16	Second	16	12
Bedroom 2	12x12	Second	12	12
Bedroom 3	12x10	Second	10	12
Bedroom 4	14x10	Second	10	14
Bedroom 5	10x12	Second	12	10

---

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Playground, Pool, Sidewalks, Special Community Restrictions

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Electric, Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** 24 Hour Notice, Appointment Only, Lock Box Coded, ShowingTime



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