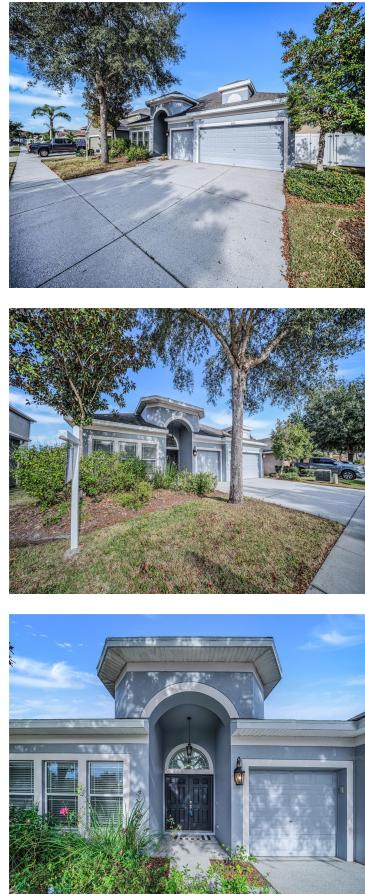


# 8635 CREEDMOOR LANE NEW PORT RICHEY FL 34654

<https://candiscarmichael.com>



Highly Motivated seller!!! Welcome to this beautifully maintained 4-bedroom, 3-bath home with a spacious 3-car garage and over 2,655 sq. ft. of living space. Featuring luxury vinyl flooring and tile throughout, this home blends style and durability for everyday living. Major updates include a new A/C (2021) and water heater (2021), providing comfort and peace [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2655 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8424133



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Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8424133>

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2655 sq ft

**Year built:** 2011

**SubdivisionName:** WATERS EDGE

**GarageSpaces:** 3

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7800 sq ft

**View:** Garden, Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 25S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** River Ridge Middle-  
**High School:** River Ridge High-PO  
PO

**Road Surface Type:** Asphalt, Concrete, Paved

**Elementary School:** Cypress Elementary-PO

## Property Features



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**Interior Features:** Accessibility Features, Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Patio, Porch, Rear Porch, Screened

**Parking Features:** Covered, Driveway, Garage Door Opener, Ground Level, Off Street

**Attached Garage YN:** Yes

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

**Fencing:** Vinyl

**Security Features:** Gated Community, Security System Owned, Smoke Detector(s)

**Architectural Style:** Florida, Patio Home, Ranch, Traditional

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Accessibility Features:** Accessible Entrance, Accessible Kitchen, Accessible Central Living Area, Central Living Area

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Water Softener

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

**Pool Features:** Child Safety Fence, Gunite, In Ground, Lighting, Outside Bath Access

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Garden, Lighting, Private Mailbox, Sidewalk, Sliding Doors

**Roof:** Shingle

**Window Features:** Aluminum Frames, Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fire Hydrant, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**View:** Garden, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Cleared, In County, Landscaped, Level, Near Golf Course, Near Marina, Near Public Transit, Sidewalk, Paved, Private

## Property Details



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**Subdivision Name:** WATERS EDGE  
**Levels:** One  
**Builder Name:** Ryland  
**Number Of Lots:** 1  
**Construction Materials:** Block, Concrete, Stucco  
**Property Condition:** Completed

**Parcel Number:** 17-25-29-0060-00001-0380  
**Direction Faces:** Southeast  
**Builder Model:** Montclair  
**Foundation Details:** Slab  
**Listing Terms:** Cash, Conventional, FHA, VA Loan

## Association Information

**Association YN:** Yes

**Association Fee:** 493.75

**Association Fee Frequency:**

Quarterly

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Internet, Management, Private Road, Recreational Facilities, Security, Trash

**Association Amenities:**

Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Lobby Key Required, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$7,840

**Tax Other Annual Assessment Amount:** 1486  
**Tax Legal Description:** WATERS EDGE FOUR PB 58 PG 126 LOT 1038

**Tax Lot:** 1038

## Green Building Info

**Green Water Conservation:**  
Irrigation-Reclaimed Water

**Green Indoor Air Quality:** No Smoking-Interior Buildg, No/Low VOC Cabinets/Counters, No/Low VOC Flooring, No/Low VOC Paint/Finish



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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x11	First	11	15
Living Room	13.5x12	First	12	13.5
Dining Room	13.5x12	First	12	13.5
Family Room	20x16.5	First	16.5	20
Dinette	12x10	First	10	12
Primary Bedroom	17.5x14.5	First	14.5	17.5
Bedroom 2	12x11	First	11	12
Bedroom 3	12x11	First	11	12
Bedroom 4	12x11	First	11	12
Primary Bathroom	17.5x14.5	First	14.5	17.5
Bathroom 2	8x5	First	5	8
Bathroom 3	12x5	First	5	12
Laundry	8x7	First	7	8
Foyer	16x7	First	7	16
Balcony/Porch/Lanai	13x12	First	12	13



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Aluminum Frames, Blinds

**PoolFeatures:** Child Safety Fence, Gunite, In Ground, Lighting, Outside Bath Access

**Features:** Accessibility Features, Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Street Lights

**ExteriorFeatures:** Garden, Lighting, Private Mailbox, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fire Hydrant, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Water Softener

## Building Details

**ArchitecturalStyle:** Florida, Patio Home, Ranch, Traditional

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Covered, Driveway, Garage Door Opener, Ground Level, Off-street

## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box



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