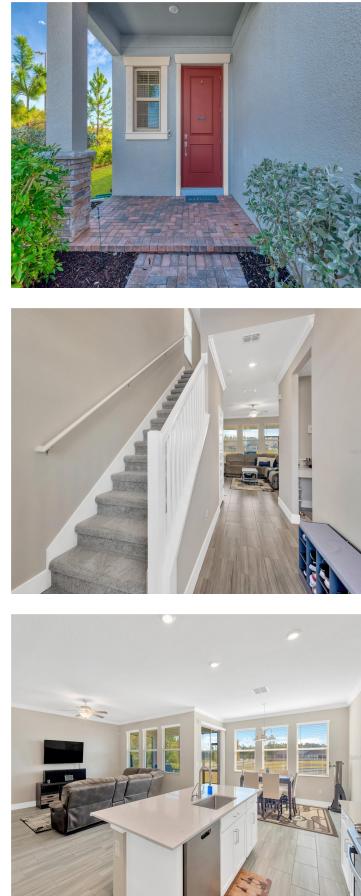


8742 WINNING FIELDS ROAD NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



Lovely new build corner lot with peaceful pond views. This home only 4 years old, offers wonderful comfortable living. From the moment you arrive, the well-manicured curb appeal and thoughtfully landscaped garden beds give you a sense of pride of ownership. The home feels fresh with energy-efficient appliances, modern HVAC with Air Oasis to maintain [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2334 sq ft



Courtesy of

Listing Office: PREMIER SOTHEBY'S INTL REALTY

Status: Active

Office ID: MFR260033547

MLS ID: MFRTB8449497

Description

Virtual Tour: [httpsyoutu.be07x72DaWqd8&data=0502perri.sanderspremiersir.com3281e57f08c74c2b030008de278b1ba357de1345eb5746ac8b5a4ccfeef84a890063899167586905135UnknownTWfpbG2sb3d8eyfFbX0eU1hcGkiOnRydWUsIyOiwjAuMDAwMCislAiOjXaW4zMlsikF0jiaTWfpbCislldUjpyfQ0&sdata=LoA80bzYBT0pu4Ck8Gb8AFvXLqnNkE94mqjUjg&reserved=0](https://nam10.safelinks.protection.outlook.com/?url=httpsyoutu.be07x72DaWqd8&data=0502perri.sanderspremiersir.com3281e57f08c74c2b030008de278b1ba357de1345eb5746ac8b5a4ccfeef84a890063899167586905135UnknownTWfpbG2sb3d8eyfFbX0eU1hcGkiOnRydWUsIyOiwjAuMDAwMCislAiOjXaW4zMlsikF0jiaTWfpbCislldUjpyfQ0&sdata=LoA80bzYBT0pu4Ck8Gb8AFvXLqnNkE94mqjUjg&reserved=0)



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 4599 sq ft

View: Water

ListOfficeName: PREMIER SOTHEBY'S INTL REALTY

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2334 sq ft

Year built: 2021

SubdivisionName: MITCHELL 54 WEST PH 2

GarageSpaces: 2

Location Details

Township: 26S

Road Surface Type: Paved

Elementary School: Seven Springs Elementary-PO

Middle Or Junior School: Seven Springs Middle-PO

High School: J.W. Mitchell High-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Primary Bedroom Upstairs, Stone Counters, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Patio, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Security System Owned, Smoke Detector(s)

Architectural Style: Traditional

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Filtration System

Laundry Features: Gas Dryer Hookup, Inside, Laundry Room

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Double Pane Windows

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Corner Lot, Sidewalk, Private

Property Details

Subdivision Name: MITCHELL 54 WEST PH 2

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 26-26-16-0090-00900-0010

Direction Faces: West

Construction Materials: Block, Stucco, Frame

Association Information



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Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities:
Clubhouse, Park, Playground,
Pool

Association Fee: 152

Association Fee Includes: Common Area Taxes, Pool,
Escrow Reserves Fund

Community Features: Clubhouse, Community Mailbox,
Deed Restrictions, Dog Park, Irrigation-Reclaimed Water, Park,
Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2024

**Tax Other Annual Assessment
Amount:** 3168

Tax Lot: 1

Tax Annual Amount: \$7,556

Tax Legal Description: MITCHELL 54 WEST PHASE 2
RESIDENTIAL PB 82 PG 100 BLOCK 9 LOT 1

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	10x16	First	16	10
Dinette	10x13	First	13	10
Living Room	16x14	First	14	16
Primary Bedroom	16x12	Second	12	16
Primary Bathroom	11x9	Second	9	11
Bedroom 2	13x10	Second	10	13
Loft	14x10	Second	10	14
Bedroom 3	10x11	Second	11	10
Bedroom 4	10x11	Second	11	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds, Double Pane Windows

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Filtration System

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Hurricane Shutters, Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Traditional

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Parking: Driveway

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, 24 Hour Notice, Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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