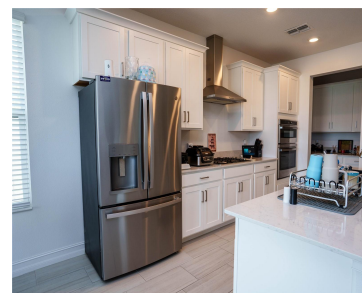


# 8807 CAPSTONE RANCH DRIVE NEW PORT RICHEY FL 34655

<https://candiscarmichael.com>



\$499,900



STUNNING TRINITY AREA HOME IN THE VERY HIGHLY DESIRABLE BRYANT SQUARE COMMUNITY! BUILT IN 2023, THIS EXTREMELY WELL CARED FOR HOME OFFERS BEAUTIFUL POND VIEWS, ALL STAINLESS STEEL APPLIANCES, TILE FLOORING, QUARTZ COUNTERTOPS, LARGE KITCHEN ISLAND AND A CUSTOM BAR AREA WITH A WINE COOLER! PRIVATE MAIN BEDROOM SEPERATE FROM SCONDARY BEDROOMS OFFERS A LARGE [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2090 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRW7884648



## Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/W7884648>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2090 sq ft

**Year built:** 2023

**SubdivisionName:** MITCHELL 54 WEST PH 1  
RESIDENT

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5750 sq ft

**View:** Water

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Split Bedroom, Walk-In Closet(s), Wet Bar

**Flooring:** Carpet, Tile

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

**Waterfront Features:** Pond

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Microwave, Range, Range Hood, Refrigerator, Wine Refrigerator

**Laundry Features:** Inside

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

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

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## Property Details

**Subdivision Name:** MITCHELL 54 WEST PH 1 RESIDENT

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-26-26-007.0-001.00-001.0

**Direction Faces:** West

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Pool, Recreation Facilities, Trail(s)

**Association Fee:** 152

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Grounds, Recreational Facilities

**Community Features:** Deed Restrictions, Pool, Sidewalks, Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$9,238

**Tax Other Annual Assessment Amount:** 3303

**Tax Legal Description:** MITCHELL 54 WEST PHASE 1 RESIDENTIAL PB 81 PG 049 BLOCK 1 LOT 1

**Tax Lot:** 1

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x19	First	19	13
Kitchen	11x13	First	13	11
Primary Bedroom	13x16	First	16	13

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Pool, Sidewalks, Street Lights

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

**Amenities:** Dishwasher, Microwave, Range, Range Hood, Refrigerator, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Features:** Ceiling Fans(s), High Ceilings, Split Bedroom, Walk-In Closet(s), Wet Bar



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Combination Lock Box,  
ShowingTime



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