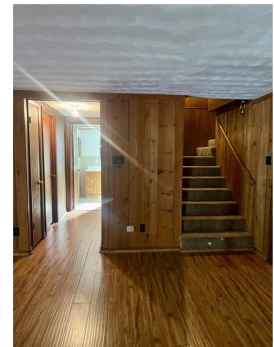
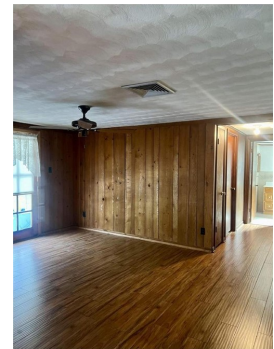




\$ 449,900



9924 Sweet Bay Ct, New Port Richey, FL 34654

- » Beds: 4 | Baths: 3 Full
- » MLS #: U8236184
- » Single Family | 2,448 ft² | Lot: 93,218 ft² (2.14 acres)
- » More Info: 9924SweetBayCt.IsForSale.com



Kelli Grey
(352) 650-7063 (Cell)
KGrey@PPArealty.com
<http://www.athomewithkelligrey.com>

**Preferred Property
Associates, Inc.**

Preferred Property Associates, Inc.
5329 Commercial Way
Spring Hill, FL 34607
(352) 688-1303

REDUCED \$45,000 FROM LIST PRICE AND WELL UNDER RECENT APPRAISAL VALUE, PRICED to SELL AS IS. DIMENSIONAL SHINGLE ROOF 6/2023 WITH Transferable WARRANTY. SEPTIC PUMPED AND INSPECTED 4/2024 ALL GREAT! This 4/3/Office/Formal Living Room that has a stone wood-burning fireplace/Family Room/ Activity Room, with the main bedroom ensuite on one side of home and a guest bedroom and guest bathroom downstairs on the other side of the home, upstairs has a bathroom and 2 guest rooms! It has a huge walk in attic from bedroom #2's walk in closet. The home has 2 AC units, one for upstairs, one for downstairs. The roof was new June 30, 2023 quality dimensional roof with a warranty. The home has 2.21 acres own horses...see the General Use Description for property in the ER zoning attached in MLS. THE FINISHED BASE FLOOR OF HOME IS 37' AND LOT IS 25' BFE ACCORDING TO SURVEY...ALL AVAILABLE. Historic Downtown New Port Richey, Government Center, VA Outpatient Clinic, Pasco-Hernando State College, Pithlachascotee River and Gulf of Mexico, Starkey Wilderness Park, Florida Hikes at Starkey Wilderness Park, with the newest project that broke ground in 2023 is the Moffitt Cancer Center located at Ridge Road and The Suncoast Parkway, all of these locations are within 10 miles from home! Other places in close proximity are highly desired beaches such as Dunedin Beach, Clearwater Beach, Brad Howard

