

\$260,000 - 2616 Tottenham Drive, NEW PORT RICHEY

MLS® #TB8394102

\$260,000

2 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.09 Acres

BRIAR PATCH VILLAGE 07 SPGS PH 01,
NEW PORT RICHEY, FL

NO CDD, NO FLOOD INSURANCE
REQUIRED! Welcome HOME to this
beautifully maintained 2-bedroom, 2-bath villa
with a 2-car garage, nestled in a quiet, gated
community with a sparkling community pool
and zero-maintenance living.

Step inside to an oversized great room filled
with natural sunlight, freshly repainted in 2025,
offering a warm and inviting space for relaxing
or entertaining. The split-bedroom floor plan
provides privacy and functionality, while the
primary suite impresses with double sinks, a
garden tub, walk-in shower, and spacious
walk-in closet.

Youâ€™ll love the granite kitchen counters,
upgraded tile backsplash, newer appliances,
and a cozy breakfast nook perfect for morning
coffee. The roof was replaced in 2021, and the
home was pressure washed in 2025â€”ready
for move-in with nothing left to do.

Enjoy peace of mind with block construction,
paver driveway, and maintenance-free
landscaping and exterior care, including roof
upkeep. This low-maintenance gem in a
beautifully kept community is ideal for those
seeking comfort, convenience, and carefree
living. FLOOD ZONE X, no flood insurance
needed. HOA maintains roof, outside of
building, pool, roads, all landscaping, gate.



Don't miss the chance to make this villa your own"schedule your private showing today.

Built in 2003

Essential Information

MLS® #	TB8394102
Price	\$260,000
Sold Price	\$250,000
Date Sold	October 17th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2616 Tottenham Drive
Area	New Port Richey/Seven Springs/Trinity
Subdivision	BRIAR PATCH VILLAGE 07 SPGS PH 01
City	NEW PORT RICHEY
County	Pasco
State	FL
Zip Code	34655

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range,

	Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	1
Furnished	Unfurnished

Exterior

Exterior Features	Private Mailbox
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	June 7th, 2025
Days on Market	85
Zoning	MPUD
HOA Fees	240
HOA Fees Freq.	Monthly

Listing Details

Listing Office	KELLER WILLIAMS REALTY- PALM H
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