



\$ 449,900



9651 Conservation Dr, New Port Richey, FL 34655

- » Beds: 3 | Baths: 2 Full
- » MLS #: W7865741
- » Single Family | 2,829 ft<sup>2</sup> | Lot: 7,841 ft<sup>2</sup>
- » More Info: [9651ConservationDr.IsForSale.com](http://9651ConservationDr.IsForSale.com)



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IN TIMBER GREENS A HIGHLY SOUGHT OUT 55+ GOLF COURSE COMMUNITY! This BEAUTIFUL 3 BEDROOM 2 BATH AND 2 CAR GARAGE has 2385 sq ft of living space. Step onto the driveway with new pavers leading to the double door entry way, where you will see the Gorgeous Cherrywood Mahogany flooring. Columns will lead you to the living room and dining room area, with high volume vaulted ceilings. Kitchen with Granite counter tops & Glass tiled back splash, maple cabinetry, Newer Appliances, Newer GAS Range for the chef in house, breakfast bar and Dinette area, plantation shutters, all overlooking the Family room with Gas Fireplace. The Primary suite has walk-in closet, primary bath with dual sinks, tub and shower. The 2nd bedroom is spacious and 3rd bedroom has closet and built-ins could be used as an office. French Doors from Family room will lead you to The Grand Bonus room that has over 400 sqft under a/c and heat. Outside there is a large patio area with pavers to relax or entertain with no rear neighbors in a peaceful setting. Inside Laundry with washer and dryer and garage with epoxy floor and storage cabinets. Roof 2017, A/C 2015, split A/C unit for bonus room 2019 all per building permits. TIMBER GREENS HAS MANY AMENTIES....18 Hole par 71 golf course, club house, Pro shop, community pool and spa, Pickleball and tennis courts, bocce, and shuffleboard, Art & Crafts, the 10th hole bar and grill and Dining Room, Card room

