

\$354,900 - 11305 Merganser Way, NEW PORT RICHEY

MLS® #TB8432020

\$354,900

3 Bedroom, 2.00 Bathroom, 1,844 sqft

Residential on 0.15 Acres

SUMMERTREE PRCL 3B, NEW PORT RICHEY, FL

Welcome to your next chapter in Cross Creek at Summertree, a highly sought-after, active 55+ community. This beautifully maintained home on Merganser Way sits on a lush, mature lot overlooking a peaceful pond and conservation area – an ideal spot for morning coffee or relaxed evenings on the screened lanai. Step onto the front porch and through the front door leading into a large, open great room where formal dining, casual living, the kitchen and dinette flow together, offering abundant space for comfortable seating and a big-screen TV. The kitchen is a showpiece with a large island, granite countertops, stainless appliances, generous cabinetry and a walk-in pantry, and updated appliances include a new Bosch dishwasher, LG refrigerator and stove, plus a Maytag washer and dryer and a water softener. Luxury vinyl wood flooring runs throughout the main living areas, new designer shades on the sliding glass door provide sun control and privacy, and the interior has been freshly painted. The owner's suite is tucked off the great room with a serene pond view, a large walk-in closet and a spa-like ensuite featuring a soaking tub, walk-in shower, dual sinks, elevated countertops and a separate commode room. A guest suite and two additional bedrooms with a full bath accommodate visitors comfortably. Outside, enjoy the screened lanai overlooking the pond and conservation area – you may even spot



local wildlife. Summertree is a rare find: an active 55+ community with a remodeled clubhouse offering a fitness center, main auditorium, library, card rooms and an active calendar of events. Outdoors youâ€™ll find a heated pool and hot tub, tennis courts, pickleball, shuffleboard and bocce; a golf course is available for a nominal fee. The HOA covers cable, internet, lawn service, home painting, common area expenses and most amenities. Located minutes from the Suncoast Expressway for easy access to Tampa, Clearwater and St. Pete, this home is also close to shopping, medical facilities, hospitals and beaches â€” all within about a 20-minute drive. Low-maintenance, resort-style living awaits in this ideal Florida location; call today to schedule your appointment.

Built in 2014

Essential Information

MLS® #	TB8432020
Price	\$354,900
Sold Price	\$354,900
Date Sold	November 18th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,844
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	11305 Merganser Way
Area	New Port Richey
Subdivision	SUMMERTREE PRCL 3B

City	NEW PORT RICHEY
County	Pasco
State	FL
Zip Code	34654

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Lobby Key Required, Maintenance, Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener
# of Garages	2
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Shade Shutter(s), Sidewalk, Sliding Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 26th, 2025
Days on Market	16
Zoning	MPUD
HOA Fees	694
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	LIPPLY REAL ESTATE
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