

# **\$600,000 - 2309 Mountain Ash Way, NEW PORT RICHEY**

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MLS® #W7878265

**\$600,000**

4 Bedroom, 3.00 Bathroom, 2,295 sqft

Residential on 0.24 Acres

MAGNOLIA ESTATES, NEW PORT RICHEY,  
FL

Stunning Lakefront Pool Home in Magnolia Estates, Trinity! Welcome to this beautiful 4 Bedroom plus Office, 3 Bath, 3 Car Garage Pool Home located in the highly desirable Gated Community of Magnolia Estates. Perfectly situated on a serene Lakefront lot, this home offers breathtaking views and a lifestyle of both comfort and elegance. Step inside to a spacious open layout with soaring ceilings and newer Luxury Vinyl Plank flooring throughout, combining modern style with lasting durability. The thoughtfully designed floor plan includes a Private Office, generously sized Bedrooms, and multiple living spaces that are ideal for both everyday living and entertaining. The heart of the home flows seamlessly to the outdoor living area, where a screened-in Pool and covered lanai overlook the tranquil lake, the perfect backdrop for morning coffee, evening sunsets, or weekend gatherings. This home also offers peace of mind with major updates already completed, including a newer Roof (2020), a newer HVAC system (2020), a newer Water Heater (2024) and upgraded Flooring. A spacious 3 Car Garage provides ample room for parking and storage. Residents of Magnolia Estates enjoy access to a private community boat ramp with direct access to the Anclote River, leading out to the Gulf of Mexico. Conveniently located near top-rated schools, shopping, dining, golf courses, and just a short drive to the area's beautiful beaches, this home truly



has it all! Donâ€™t miss the opportunity to make this exceptional lakefront pool home yours! LET'S GET IT SOLD!!!

Built in 2005

**Essential Information**

MLS® #	W7878265
Price	\$600,000
Sold Price	\$595,000
Date Sold	October 2nd, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,295
Acres	0.24
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

**Community Information**

Address	2309 Mountain Ash Way
Area	New Port Richey/Seven Springs/Trinity
Subdivision	MAGNOLIA ESTATES
City	NEW PORT RICHEY
County	Pasco
State	FL
Zip Code	34655

**Amenities**

Parking	Garage Door Opener
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

**Interior**

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air
# of Stories	1

## Exterior

Exterior Features	Sliding Doors
Roof	Shingle
Foundation	Slab

## School Information

Elementary	Seven Springs Elementary-PO
Middle	Seven Springs Middle-PO
High	J.W. Mitchell High-PO

## Additional Information

Date Listed	August 18th, 2025
Days on Market	13
Zoning	MPUD
HOA Fees	125
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	FUTURE HOME REALTY
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