

# At a Glance...5446 Bluepoint Highlights

- Elevated coastal stilt home in the desirable Richey Cove subdivision
- Direct canal access to Miller's Bayou and the Gulf of Mexico
- 1,637 sq ft residence features 3 bedrooms and 2 full bathrooms, including one dual-access bathroom to the two guest bedrooms
- 10,000-lb boat lift, private kayak launch
- high-end appliances, including a convection oven, induction range, microwave/convection combo (all vented to the exterior), Bosch dishwasher, built-in coffee K-cups in refrigerator, spacious pantry, Bosch ventless stacked washer and dryer
- The primary suite offers his-and-hers sinks, generous space, and a private retreat feel, while the second bedroom features dual his-and-hers closets with direct balcony access.
- Elevator access to the second floor
- Two elevated balconies with no-see-um screens on second floor
- One screened first-floor patio
- Peek-a-boo views of Miller's Bayou from third-floor balcony
- Fresh interior and exterior paint
- Low-maintenance stucco exterior
- 50-year metal roof (only 6 years old) .040 aluminum with standing seam
- Energy-efficient solar system with owner-provided electric bills ~ \$35/month
- Roof and solar rated to 175/mile an hour wind
- 3-ton A/C (2 years old) plus a separate 2-ton, 2-zone system

**No HOA. No hurricane damage sustained from Hurricanes Helene or Milton.**



# Waterfront Living...Your Sanctuary Awaits!

**LOCATION:** *5446 Bluepoint Drive, Port Richey, FL*

**PRICE:** *\$ 599,000*



**Dr. Sherry Maklary, MBA, MST, Listing Specialist/REALTOR**

**The Homan Realty Group**

**smaklaryrealtor@gmail.com**

**813-444-6052**