

County:	Marion	Property Sub-Type:	Single Family Residence
Subdivision:	Rainbow Spgs Cc	Model Name:	EXPANDED ESSEX
# Bedrooms:	3	Year Built:	1998
Total Baths:	2	Acres:	0.39
Baths - Full:	2	Garage/Carport:	Car - Attached
Baths - 1/2:	0	Garage Capacity:	2
Stories/Levels:	1 Story	55+ Community:	No
# Residences:	1	Pool Type:	In-Ground
Parcel #:	3296-003-007		
Pool:	Yes		



Legal Desc: SEC 13 TWP 16 RGE 18 PLAT BOOK S PAGE 106 RAINBOW SPRINGS COUNTRY CLUB ESTATES BLK C LOT 7			
Section:	13	Township:	16
Deed Restrictions:	Yes	Zoning:	R-1 Single Family Dwelling
Total Living SqFt (Main Residence):	2,256	New Construction:	No
Total SqFt (Under Roof):	3,320	Range:	18E
		Lot Size Dimensions:	110X155
		Auction Y/N:	No

Elementary School:	Dunnellon Elementary School	HOA Fee (Month):	10	Total Tax:	2,071	Utility Company:	Duke Energy
Middle School:	Dunnellon Middle School	HOA:	Yes	AG Exempt:	No	List Price/SqFt:	126.29
High School:	Dunnellon High School	Homestead:	Yes				

Extras:Garage Door Opener; Security System; Smoke Alarm(s); Survey; Title Insurance; Walk In Closet; Window Treatment

Room Name	Room Level	Dimensions	Room Remarks	Room Name	Room Level	Dimensions	Room Remarks
Air Conditioning:	Ceiling Fan; Central Electric; Heat Pump			Land Type:	Cleared; Wooded		
Appliances:	Dishwasher; Dryer; Garbage Disposal; Microwave; Range; Washer			Photos:	Attached		
Condo/Home Owners Am:	None			Pool:	Concrete/Gunite; Screened Encl		
Construction:	Concrete Block w/Stucco			Roof:	Shingle		
Equipment Owned:	Security System			Special Features:	Eat In Kitchen; Generator; Inside Laundry; Office/Den; Pantry; Split BR Plan		
Floor:	Tile; Vinyl			Show:	Appointment; Call List Agent; Lockbox Supra		
Heating:	Central Electric			Sewer:	City		
Improvements:	Irrigation System; Irrigation Well; Landscaped			Terms-New Financing:	Cash; Conventional; FHA; VA		
Location:	Paved Street			Utilities:	Underground Electric		
				Water:	City		

# of Wells: 1

Directions: NORTH ON HWY 41 RIGHT ON SW 88TH PLACE ROAD, LEFT ON SW 197TH COURT, LEFT ON SW 88TH LOOP, CORNER HOME ON RIGHT

Remarks: YOUR HOME SEARCH IS OVER, THIS HOME SCREAMS OWNERSHIP PRIDE. THE CURB APPEAL IS ABSOLUTELY GORGEOUS. YOUR GOING TO FALL IN LOVE WITH THIS SOUGHT AFTER OPEN FLOOR PLAN. HAS LARGE SOLAR TUBES TO BRING IN THE NATURAL LIGHT. SOLID WOOD CABINETS AND CORIAN COUNTER TOPS, NEW TOP OF THE LINE APPLIANCES.BRAND NEW FLOORING THROUGHOUT ENTIRE HOME, 4 WALK IN CLOSETS AND OFFICE TO KEEP YOU ORGANIZED. GENERATOR AND 2 WALL UNITS STORED IN THE GARAGE. HOME SITS ON A LARGE .99 CORNER LOT BUT ONLY PAY TAXES FOR .39 OF LAND. LARGE HEDGE BEHIND HOME MAKES THE POOL VERY PRIVATE. IRRIGATION WELL HAS 12 ZONES AND LOT HAS BEEN PROFESSIONALLY LANDSCAPED. POOL HAS BRAND NEW DIAMOND BRIGHT FINISH.NEW OWNERS WILL HAVE ACCESS TO PRIVATE RESIDENCE PARK ON THE PRISTINE RAINBOW RIVER

Listing Price:	\$284,900	List Price/SqFt:	\$126.29	Agent Days On Market:	4
Short Sale:	No	Current Price:	\$284,900		
Auction Y/N:	No				
Foreclosed/REO:	No				