

R430227 A

County:	Marion	Type:	Condominium
Subdivision:	DUNNELLO CITY	Manufactured Home:	
Bedrooms:	1	Model Name:	
Baths:	1	Year Built:	1985
Half Baths:	0	Acres:	.00
Stories:	One		
Residence:		Garage/Car:	None
55+ Comm:	No	Gar Capacity:	0
Pool Y/N:	Y	Pool:	Community
New Construction:			



Section:	35	Township:	16	Range:	18E
Deed Restrict:	Yes	Zoning:	Res Zero Lot Line	Lot Size:	
Total Living Sqft:	480	Other Living Sqft:		Other Sqft:	
Sqft Un Roof :	480	\$ / Sqft :	156.04		

Auction Company Name:

Elem:	Dunnellon Elementary School	HOA Fee:	195	Taxes:	522
Middle:	Dunnellon Middle School	HOA Y/N:	Yes	AG Expt Y/N:	No
High:	Dunnellon High School	Homestead Y/N:	No	Util Comp.:	Duke Energy
Minimum Lease:		Short Term:			

Extras: Hot Tub, Satellite Dish, Sec.Lights/Flood, Smoke Alarm(s), TV Cable, Aerial Photo, Community Pool

Construction:	Frame	Spec Feats:	
Sewer:	City	Roof:	Shingle
Heating:	Central Electric, Heat Pump	Waterfront:	Deck, Dock, River
Land Type:	Cleared	Floor:	Tile
Utilities:		Improve:	
Pool:	Concrete/Gunite, Community Pool	Amenities:	Common Area Maint, Insurance, Sewer, Water
A/C:	Central Elec	Rooms:	Kitchen, Living Room
Location:	Paved St	Appliances:	Dishwasher, Range, Refrigerator
Existing Mtg:		Financing:	
Water:	City	Barn:	None
Photos:	Attached, Diagram	Fence:	Chain Link, None
Equip Leased:		Equip Owned:	
Farm Type 1:	None	Sold Date:	
Farm Amenities:	None	Track Length:	None
Green Feat.-Exterior:		Track:	None
Green Feat.-Interior:		Green Feat.-Certif.:	

Green Feat.-Const.:

Directions: Turn East from US41 to W Pennsylvania Av to Cedar ST. then Left one block into parking lot of The Landings.

Remarks: This unique condominium is located on the Withlacoochee River just off the Rainbow River with its very own boat slip, tucked away in a natural setting of rivers, and Cyprus trees. You will feel like mother nature is your host. Yet, you're still in walking distance to Dunnellon's historical district, dining, and shopping. This condo unit is a one bedroom 1 bath first floor. with a large pool, hot tub and large barbecue area located just a few feet from the river. You will never grow tired of this wonderful setting. When leaving the dock the water leads you to either the Rainbow River for some of the clearest water you have ever seen, known for its tubing and Kayaking or the Withlacoochee River for the worlds best bass fishing.