

List Price/SqFt:	194.50	Property Sub-Type:	Single Family Waterfront	Manufactured Home:	
Track:		Barn:		# of Barns/Outbuildings:	1
# Stalls:		# Paddocks/Pastures:		# of Wells:	1
# of Septics:		Exclusive Agency:	Exclusive Agency	Listing Service:	Full Service
How to Show:	Call List Agent	Enable Automated Showing Scheduling:	Yes	Combo:	
Auction Y/N:	No	Auction Company Name:		Caravan Type:	Dunnellon
Caravan Date:	04/18/2018	Short Sale:	No	Foreclosed/REO:	No
Sign:	Yes	Escrow Agent Name:	clear choice title	Escrow Agent Phone:	352-489-3700
Escrow Agent Fax:		Escrow Agent Address:	20668 W Pennsylvania Avenue, Dunnellon Fl 34431	Escrow Agent Email:	title@clearchoiceclosings.com

Model Name:		# Bedrooms:	4	Baths - Full:	3
Baths - 1/2:	0	Total Baths:	3	Garage/Carport:	Car - Attached
Garage Capacity:	2	Stories/Levels:	1 Story	Total Floors:	2
Pool:	No	Pool Type:	None	# Residences:	1
Year Built:	1989	Total Living SqFt (Main Residence):	3,547	Living SqFt - Other Residence:	
Other SqFt:		Total SqFt (Under Roof):	4,722	Lot Size Dimensions:	105x100
Acres:	0.24	HOA:	Yes	HOA Fee (Month):	6

County:	Marion	Subdivision:	Blue Cove	Deed Restrictions:	Yes
Parcel #:	3453-004-003	Parcel B:		Parcel C:	
Parcel D:		New Construction:	No	Section:	36
Township:	16	Range:	18E	Zoning:	R1A-One Family
55+ Community:	No	Seller Name:	Johnston Frederick S Jr	Seller Phone:	
Occupied:		Occupant Name:		Occupant Phone:	
Total Tax:	7,653	Utility Company:	Duke Energy	Homestead:	No
AG Exempt:	No	Elementary School:	Dunnellon Elementary School	Middle School:	Dunnellon Middle School
High School:	Dunnellon High School				

Realtor Only Remarks: COMMISSION PAID ONLY UPON A SUCCESSFUL CLOSING. PLEASE SHARE THE PROFESSIONALLY DRONE VIRTUAL TOUR WITH YOUR CUSTOMERS

Buyer Agent:	3	Buyer Agent Type:	%	Transaction Broker:	3
Transaction Broker Type:	%	NR Non-Rep:	3	NR Non-Rep Type:	%
Dual Commission:	No				

Pending Continue to Show Date:		Sold Price/SqFt:		Cancel Reason:	
Concessions Y/N:		Concession Description:		Buyer Financing:	
Projected Close Date:					

Directions: (484) WHICH IS EAST PENNSYLVANIA AVE TO CAMP DR (ENTRANCE TO BLUE COVE SUB) TURN ON FIRST RIGHT BLUE COVE DRIVE TO FIRST HOME ON RIVER.
Remarks: LET THE LARGE FAMILY GATHERINGS AND MAKING AWESOME MEMORIES ON THE BEAUTIFUL RAINBOW RIVER BEGIN!! HOMES ON THE SERENE RAINBOW RIVER DON'T COME ON THE MARKET OFTEN SO DON'T LET THIS LARGE BEAUTIFUL HOME SLIP AWAY.FAMILY ROOM WITH FIREPLACE, KITCHEN, DINING ROOM AND THREE BEDROOMS ALL OF AWESOME VIEWS OF THE RAINBOW.LARGE GAME ROOM WHICH COULD ALSO BE USED AS 5TH BEDROOM. ALSO HAS LARGE SCREENED ENCLOSED LANAI. GO BOATING AND SWIMMING RIGHT OF YOUR OWN DOCK. HOME HAS A TOP OF THE LINE WHOLE HOUSE GENERATOR, YOU WOULD NEVER KNOW YOUR POWER WHEN OFF BECAUSE IT GOES ON AUTOMATICALLY. HOME HAS BEEN PROFESSIONALLY LANDSCAPED AND HAS ORANGE, LEMON AND GRAPEFRUIT TREES. FURNISHING ARE NEGOTIABLE.PLEASE DON'T FORGET TO CHECK OUT THE PROFESSIONAL DRONE VIRTUAL TOUR.
Legal Desc: SEC 36 TWP 16 RGE 18 PLAT BOOK H PAGE 027 BLUE COVE UNIT 1 BLK D LOT 3

Construction: Frame	Floor: Tile; W/W Carpet	Terms-New Financing: Cash; Conventional; FHA; VA
Roof: Shingle	Special Features: Eat In Kitchen; Formal Dining Room; Inside Laundry; Pantry; Screened Porch; Split BR Plan	Show: Call List Agent
Barn: None	Pool: None	Photos: Attached
Improvements: Irrigation System; Irrigation Well; Landscaped	Condo/Home Owners Am: None	Equipment Owned: Water Heater
Water: City	Land Type: Cleared; Wooded	Farm Type: None
Sewer: City	Waterfront: Dock; River	Farm Amenities: None
Heating: Central Electric; Heat Pump	Fence: None	Track: None
Air Conditioning: Central Electric; Heat Pump	Location: Paved Street; Waterfront	Track Length: None
Extras: Fireplace; Security Lights/Flood; Smoke Alarm(s); Title Insurance; Walk In Closet; Window Treatment	Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer	Original Work: I Personally took the photos or own the rights.: Yes

Listing Date:	04/06/2018	Expiration Date:	10/06/2018	Agent Days On Market:	71
Cumulative DOM:	71	Listing Price:	689,900	Original List Price:	689,900
Status Change Date:	04/09/2018				

LA: Traci Spangler; (352)362-2423; sellstatedunnellon@gmail.com
LO: SELLSTATE NGR- DUNN; joevorwerk@yahoo.com
CLA: Joe Renda; (352)470-0563; joerenda1@gmail.com