

County:	Marion	Property Sub-Type:	Single Family Waterfront	
Subdivision:	Minnetrista	Year Built:	1970	
# Bedrooms:	3	Acres:	0.66	
Total Baths:	2	Garage/Carport:	Gar - Attached	
Baths - Full:	2	Garage Capacity:	2	
Baths - 1/2:	0	55+ Community:	No	
Stories/Levels:	1 Story	Pool Type:	None	
# Residences:	0			
Parcel #:	3381-012-005			
Pool:	No			

Legal Desc: SEC 35 TWP 16 RGE 18 PLAT BOOK D PAGE 037 MINNETRISTA BLK 12 LOTS 5.11.12 & A PT OF LOT 6 AND A PT OF THE ABROGATED ST &					
Section:	35	Township:	16	Range:	18E
Deed Restrictions:	No	Zoning:	R-3 Mulitple Family Dwelling	Lot Size Dimensions:	101X232X101X232
Total Living SqFt (Main Residence):	2,346	New Construction:	No	Other SqFt:	1,629
Total SqFt (Under Roof):	3,975			Auction Y/N:	No
Elementary School:	Dunnellon Elementary School	HOA:	No	Total Tax:	3,866
Middle School:	Dunnellon Middle School	Homestead:	Yes	AG Exempt:	No
High School:	Dunnellon High School			Utility Company:	Duke Energy
				List Price/SqFt:	197.17

Extras:Fireplace; Garage Door Opener; Laundry Tubs; Security Lights/Flood; Security System; Walk In Closet; Window Treatment

Room Name	Room Level	Dimensions	Room Remarks	Room Name	Room Level	Dimensions	Room Remarks
Air Conditioning:	Heat Pump			Land Type:	Cleared; Wooded		
Appliances:	Convection Oven; Dishwasher; Dryer; Garbage Disposal; Microwave; Range; Refrigerator; Washer			Photos:	Attached		
Barn:	None			Pool:	None		
Condo/Home Owners Am:	None			Roof:	Shingle		
Construction:	Brick; Concrete Block w/Stucco			Special Features:	Balcony/Sun Deck; Formal Dining Room; Gutters/Downspout; Inside Laundry; Office/Den; Open Patio; Pantry; Split BR Plan		
Equipment Leased:	Security System			Show:	Appointment; Call List Office; Lockbox Supra		
Existing Mtg:	No Qualify Assume			Sewer:	City		
Equipment Owned:	Water Heater			Track:	None		
Farm Amenities:	None			Track Length:	None		
Floor:	Hardwood/Parquet; Tile			Terms-New Financing:	Cash; Conventional; FHA		
Fence:	None			Utilities:	Above Ground Electric; Street Lights; TV Cable Available		
Farm Type:	None			Waterfront:	Deck; Dock; River		
Heating:	Heat Pump			Water:	City		
Improvements:	Irrigation System; Landscaped; Utility Shed						
Location:	Dead End St; in City Limits; Waterfront						

Track:	No	Barn:	No
# of Barns/Outbuildings:	0	# Stalls:	0
# Paddocks/Pastures:	0		

Directions: FROM E. PENNSYLVANIA (484) GO SOUTH ON MAPLE STREET(SUNTRUST BANK)GO STRAIGHT AFTER STOP SIGN WHICH IS WEIKIWA CIRCLE SIGN ON RIGHT

Remarks: BEAUTIFUL UPDATED RAINBOW RIVER HOME ON .66 OF AN ACRE, THE VIEWS ARE AMAZING, FAMILY ROOM AND ALL BEDROOMS HAVE A VIEW OF THE RIVER. SNUGGLE UP NEXT TO THE FIREPLACE ON THE COLD WINTER NIGHTS,COOL OFF IN THE SERENE RAINBOW RIVER RIGHT IN YOUR OWN BACKYARD. SIT OUT ON YOUR AWESOME DECK WITH YOUR FAVORITE BEVERAGE OVERLOOKING BEAUTIFUL NATURE WHICH SURROUNDS YOU. TILE AND REAL WOOD FLOORS, UPDATED KITCHEN WITH GRANITE COUNTERTOPS AND BOTH BATHROOMS TOTALLY RENOVATED. NO NEED FOR FLOOD INSURANCE HOME SITS UP ON A SMALL HILL. LOTS OF PARKING WITH A CIRCULAR DRIVE FOR ALL YOUR COMPANY. DON'T MISS THIS INCREDIBLE BUY, YOUR GOING TO FALL IN LOVE. MAKE SURE YOU CHECK OUT THE PROFESSIONAL DRONE VIRTUAL TOUR IT IS AS GOOD AS BEING THERE.