

County:	Marion	Property Sub-Type:	Single Family Waterfront
Subdivision:	Dunnellon City	Year Built:	2008
# Bedrooms:	3	Acres:	0.31
Total Baths:	4	Garage/Carport:	Car - Attached
Baths - Full:	3	Garage Capacity:	4
Baths - 1/2:	1	55+ Community:	No
Stories/Levels:	3 Story	Pool Type:	None
# Residences:	1		
Parcel #:	3380-0443-00		
Pool:	No		



Legal Desc: SEC 35 TWP 16 RGE 18 PLAT BOOK A PAGE 174 TOWN OF DUNNELLON LOTS 443.444 & W 10 FT OF LOT 445

Section:	35	Township:	16	Range:	18E
Deed Restrictions:	No	Zoning:	R-3 Multiple Family Dwelling	Lot Size Dimensions:	110.0 ft x 124.0 ft
Total Living SqFt (Main Residence):	3,392	New Construction:	No	Auction Y/N:	No
Total SqFt (Under Roof):	5,159				
Elementary School:	Dunnellon Elementary School	HOA:	No	Total Tax:	5,602.59
Middle School:	Dunnellon Middle School	Homestead:	Yes	Utility Company:	Duke Energy
High School:	Dunnellon High School			List Price/SqFt:	224.03

Extras:Fireplace; Garage Door Opener; Laundry Tubs; Security Lights/Flood; Smoke Alarm(s); Title Insurance; Walk In Closet; Window Treatment

Air Conditioning:	Central Electric	Land Type:	Wooded
Appliances:	Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer	Photos:	Attached
Condo/Home Owners Am:	None	Pool:	None
Construction:	Concrete Block; Stone; Other - See Remarks	Roof:	Metal
Floor:	Hardwood/Parquet; Tile	Special Features:	Balcony/Sun Deck; Covered Patio; Formal Dining Room; Inside Laundry; Screened Porch
Fence:	Chain Link	Show:	Call List Agent; Other - See Remarks
Heating:	Central Electric; Propane Gas	Sewer:	City
Improvements:	Irrigation System; Landscaped; Utility Shed	Terms-New Financing:	Cash; Conventional
Location:	in City Limits; Paved Street; Waterfront	Utilities:	TV Cable Available; Underground Electric
		Waterfront:	Deck; Dock; River; Seawall
		Water:	City

Directions: WEST ON PENNSYLVANIA AVE TURN LEFT ON CEDAR STREET RIGHT ON RIVER DRIVE HOME ON LEFT

Remarks: CAN YOU SAY LOVE!! BECAUSE THAT IS WHAT YOU ARE GOING TO DO WHEN YOU SEE THIS INCREDIBLE BUILT HOME. THIS HOME WAS BUILT BY THE OWNER AS THEIR DREAM HOME AND HE IS KNOWN TO BE ONE OF THE MOST REPUTABLE CONTRACTORS. CONSTRUCTION IS ICF 11" THICK 6" SOLID CONCRETE CENTER 2 1/2" FOAM ON EACH SIDE. BENEFITS: STRUCTURAL, INSULATION AVERAGE ELECTRIC BILL \$181.00. ROOF EXTERIOR SPRAYED POLYLS: INSIDE THE ATTIC WAS A 2 DEGREE DIFFERENCE FROM INSIDE THE HOME. LARGE UTILITY ROOM UPSTAIRS. 2 A/C SYSTEMS. BOTTOM LEVEL COULD EASILY BE TURNED INTO A MOTHER IN LAW SUITE. GAS FIREPLACES. DETACHED WORKSHOP. OBSERVATION DECK, SCREENED PORCH MADE 12X12, OPEN PORCH 12X12, BOAT DOCK 6X26. CEILING FANS GALORE. THE VIEWS ARE BREATHTAKING , JUST HAVE TO DECIDE WHAT DECK, LIVING AREA OR DOCK YOU WANT TO ENJOY.

Realtor Only Remarks: COMMISSION PAID ONLY UPON A SUCCESSFUL CLOSING PLEASE CALL JOE 352-470-0563 TRACI 352-362-2423 WOULD LIKE TO ACCOMPANY SHOWINGS

Expiration Date:	07/18/2019	Seller Name:	SHORT DAVID L; SHORT MARY H	Buyer Agent:	3%
Listing Date:	01/18/2019	List Price/SqFt:	\$224.03	NR Non-Rep:	1%
Original List Price:	\$759,900	Current Price:	\$759,900	Dual Commission:	No
Listing Price:	\$759,900	How to Show:	Call List Agent	Sign:	Yes
Status Change Date:	01/18/2019	Exclusive Agency:	Exclusive Agency	Occupied:	No
Short Sale:	No	Listing Service:	Full Service	Caravan Date:	01/30/2019
Auction Y/N:	No	Caravan Type:	Dunnellon	Agent Days On Market:	11
Foreclosed/REO:	No	Transaction Broker:	3%	Escrow Agent Address:	1630 SE 18th Street Ocala FL 34471
Escrow Agent Name:	Marion Lake Sumter	Escrow Agent Email:	aileen@mlstitleocala.com		
Escrow Agent Phone:	352-509-3044				