

The Landings of the Withlacoochee

R411918 A List: \$74,900

Sell: \$

County: Marion Type: Condominium

Subdivision: DUNNELLON CITY Mobile 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: In Ground

Section: 35 Township: 16 Range: 18E

Deed Restrict: Yes Zoning: Res Zero Lot Line Lot Size:

Total Living Sqft: 480 Other Living Sqft: 0 Other Sqft: 100

Sqft Un Roof : 580 \$ / Sqft : 156.04

Elem: Dunnellon Elementary School HOA Fee: 195 Taxes: 891

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

Extras: Smoke Alarm(s) , TV Antenna , Community Pool

Construction: Frame Spec Feats: Balcony/Sun Deck , Cath. Beam Ceiling , Covered
Patio , Inside Laundry , Screened Porch

Sewer: City Roof: Shingle

Heating: Heat Pump Waterfront: River

Land Type: Cleared Floor: Hardwood/Parquet , W/W Carpet

Utilities: Street Lights , TV Cable Available Improve: None

Pool: Concrete/Gunite Amenities: Lawn Care , Outside Maint. , Sewer , Water

A/C: Heat Pump Rooms: Dining Area , Great Room

Location: In City Limits Appliances: Dishwasher , Dryer , Microwave , Range ,
Refrigerator , Washer

Existing Mtg: Financing:

Water: City

Farm Amenities: None Track: None

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 1-1 bath second floor with no stairs to unit. It overlooks the Withlacoochee River 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.