

List Price/SqFt: 203.95	Property Sub-Type: Condominium	Manufactured Home: # of Barns/Outbuildings:	
Track:	Barn:	# of Wells:	
# Stalls:	# Paddocks/Pastures:	Listing Service:	Full Service
# of Septics:	Exclusive Agency:	Combo:	0531
How to Show: Call List Agent	Enable Automated Showing Scheduling: No	Caravan Type:	Dunnellon
Auction Y/N: No	Auction Company Name:	Foreclosed/REO:	No
Caravan Date: 01/18/2017	Short Sale: No	Escrow Agent Phone:	489-3700
Sign: Yes	Escrow Agent Name: Michael Evans	Escrow Agent Email:	
Escrow Agent Fax:	Escrow Agent Address:		
Model Name:	# Bedrooms: 2	Baths - Full:	1
Baths - 1/2: 1	Total Baths: 2	Garage/Carport:	None
Garage Capacity: 0	Stories/Levels: 3 Story	Total Floors:	2
Pool: Yes	Pool Type: Community	# Residences:	1
Year Built: 1985	Total Living SqFt (Main Residence): 760	Living SqFt - Other Residence:	730
Other SqFt: 100	Total SqFt (Under Roof): 830	Lot Size Dimensions:	
Acres: 2	HOA: Yes	HOA Fee (Month):	210
County: Marion	Subdivision: Landings Condo	Deed Restrictions:	Yes
Parcel #: 3380-0454131	Parcel B:	Parcel C:	
Parcel D:	New Construction: No	Section:	35
Township: 16	Range: 18E	Zoning:	R-3 Multiple Family Dwelling
55+ Community: No	Seller Name: Blade Mary L	Seller Phone:	
Occupied: No	Occupant Name:	Occupant Phone:	
Total Tax: 1,708	Utility Company:	Homestead:	No
AG Exempt:	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. CALL OR TEXT JOE 470-0563 OR TRACI 362-2423 FOR THE LOCKBOX CODE		
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: HEAD SOUTH ON HWY 41 THEN RIGHT ON RIVER DRIVE CONDOS WILL BE ON YOUR LEFT			
Remarks: IF YOUR LOOKING FOR YOUR GET AWAY, YOUR SEARCH IS OVER ITS LIKE EVERYDAY IS A VACATION, PARK YOUR BOAT RIGHT OUT BACK AND RELAX OUT BY THE POOL ALL RIGHT ON THE BEAUTIFUL WITHLACOOCHEE RIVER WHICH IS A SHORT BOAT RIDE TO THE PRISTINE RAINBOW RIVER. THESE CONDOS VERY RARELY COME ON THE MARKET SO IF YOUR LOOKING TO DOWN SIZE OR S SECOND HOME THIS BEAUTIFUL CONDO IS FOR YOU. MAKE SURE YOU CHECK OUT THE INCREDIBLE DRONE VIRTUAL TOUR.			
Legal Desc: SEC 35 TWP 16 RGE 18 THE LANDINGS OF THE WITHLACOOCHEE A CONDOMINIUM PHASE I UNIT A-31 CONDOMINIUM DECLARATION OR 1274-2			
<b>Construction:</b> Frame	<b>Extras:</b> Community Pool; Smoke Alarm(s); Title Insurance; Window Treatment	<b>Terms-New Financing:</b> Cash; Conventional	
<b>Roof:</b> Shingle	<b>Floor:</b> Laminate; W/W Carpet	<b>Show:</b> Vacant; Other - See Remarks	
<b>Barn:</b> None	<b>Special Features:</b> Balcony/Sun Deck; Covered Patio; Eat In Kitchen; Pantry	<b>Photos:</b> Attached	
<b>Improvements:</b> Landscaped	<b>Pool:</b> Community Pool	<b>Farm Type:</b> None	
<b>Water:</b> City	<b>Condo/Home Owners Am:</b> Common Area Maint; Lawn Care	<b>Farm Amenities:</b> None	
<b>Sewer:</b> City	<b>Land Type:</b> Comm Potential	<b>Track:</b> None	
<b>Utilities:</b> TV Cable Available; Underground Electric	<b>Waterfront:</b> Dock; River	<b>Track Length:</b> None	
<b>Heating:</b> Central Electric	<b>Location:</b> County Zoning; in City Limits; Waterfront	<b>Original Work:</b> I Personally took the photos or own the rights.: Yes	
<b>Air Conditioning:</b> Ceiling Fan; Central Electric	<b>Appliances:</b> Dishwasher; Dryer; Garbage Disposal; Microwave; Range; Refrigerator; Washer		
Listing Date: 01/01/2017	Expiration Date: 07/01/2017	Agent Days On Market:	31
Cumulative DOM: 31	Listing Price: 155,000	Original List Price:	155,000
Status Change Date: 01/04/2017			